



## 1. Ryecroft Close, Lightcliffe, Halifax, HX3 8TF

£695,000

# 1. Ryecroft Close, Halifax HX3 8TF

"Situated within one of Lightcliffe's most prestigious and sought-after gated developments, this exceptional five-bedroom detached family home offers beautifully presented accommodation extending over two floors. Featuring multiple reception rooms, a stunning open-plan kitchen dining room, double garage, landscaped gardens and a superb garden bar/home office, this is a rare opportunity to acquire a substantial family home in an exclusive setting."



Council Tax Band: F



Ryecroft Close is one of Lightcliffe's most exclusive developments, offering a collection of executive family homes within a private gated setting. This beautifully presented detached residence provides spacious and versatile accommodation throughout, complemented by a double garage, landscaped gardens and a superb garden bar/home office.

#### Entrance Hall

A welcoming and spacious entrance hall featuring luxury vinyl flooring, a staircase rising to the first floor and doors leading to the snug, study, living room and impressive open-plan kitchen dining room.

#### Snug

A fantastic reception room, ideal for relaxing and unwinding. The room benefits from luxury vinyl flooring and a double-glazed window overlooking the front of the property.

#### Study

Perfect for those working from home, the study features luxury vinyl flooring and enjoys views across the terrace and garden bar.

#### Living Room

A generously proportioned living room with carpeted flooring and UPVC French doors opening directly onto the rear garden, creating a wonderful connection between the indoor and outdoor living spaces.

#### Cloakroom/WC

Fitted with a concealed cistern WC, designer wall-mounted wash basin and luxury vinyl flooring, complemented by contemporary half-tiled walls.

#### Open Plan Kitchen Dining Room

Undoubtedly the heart of the home, this stunning kitchen dining room has been designed for modern family living and entertaining. The kitchen is fitted with an extensive range of high-quality wall and base units with granite work surfaces and matching splashbacks. Integrated appliances include a Neff double oven, five-ring gas hob with extractor hood, dishwasher and fridge freezer. A stainless steel sink with mixer tap and hose attachment sits beneath windows overlooking the rear garden. The dining area provides ample space for family dining and entertaining.

#### Utility Room

A practical utility room fitted with additional storage units, granite work surfaces and tiled flooring. There is plumbing and space for a washing machine and tumble dryer, a composite external door providing side access and an internal door leading directly into the garage.

#### Double Garage

A superb double garage featuring electric up-and-over doors, built-in storage units, LED strip lighting, power supply and an electric vehicle charging point. The garage also houses the property's boiler and benefits from a rear access door leading into the garden.

#### First Floor

#### Landing

A spacious landing with carpeted flooring and access to all bedrooms and the family bathroom.

#### Family Bathroom

Beautifully appointed with a panelled bath, separate walk-in shower enclosure with thermostatic shower, concealed cistern WC, wall-mounted wash basin, heated chrome towel radiator and frosted UPVC window.

#### Bedroom Two

Spacious double bedroom with carpeted flooring and pleasant views over the rear garden.

#### Bedroom

Currently utilised as a dressing room but equally suited as a double bedroom. Carpeted flooring and a window overlooking the rear garden.

#### Bedroom

Generous double bedroom with carpeted flooring, garden views and the benefit of a private en-suite shower room.

#### En-Suite

Fitted with a large shower enclosure with thermostatic shower, concealed cistern WC, wall-mounted wash basin and heated towel rail.

#### Bedroom

Another excellent double bedroom with carpeted flooring and views towards the front of the property.

#### Principal Bedroom Suite

A superb principal bedroom offering generous proportions and fitted wardrobes, including a double and single wardrobe. The room benefits from its own private en-suite shower room.

#### Principal En-Suite

Finished to a high standard and comprising a large shower enclosure with thermostatic shower, concealed cistern WC, wall-mounted wash basin, heated towel radiator and frosted window.

#### Outside

Occupying an enviable position within this private gated development, the property is approached via a block-paved driveway providing ample off-road parking for eight plus cars, in addition to the double garage.

To the rear is a beautifully maintained and highly private garden featuring a large level lawn and substantial terrace, ideal for outdoor dining and entertaining. There is also a covered barbecue area together with a further seating terrace perfectly positioned to enjoy the sunshine throughout the day. The Hot tub is included in the sale.

#### Garden Bar / Home Office

A truly outstanding addition to the property is the fully insulated cedar wood outbuilding, currently utilised as a stylish garden bar. This versatile space could equally serve as a home office, gym, studio or entertainment room.

The building benefits from full insulation, power, lighting, built-in speakers, wall-mounted heaters, LED downlighting and contemporary grey UPVC windows and doors, creating a comfortable year-round environment.

#### Agent Notes & Disclaimer.

The information provided on this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.





