



Crag House 23a Crossley Hill, Salterhebble, Halifax, HX3 0PL

Offers Around £650,000

- : Extremely Convenient & desirable Location
- : Close To Outstanding Schools
- : 4 Good Sized Bedrooms
- : Large Office Suite/ Granny Flat
- : Easy Access To The Local Amenities Of Skircoat Green
- : Award Winning Individually Designed & Built Home
- : Easy Access To Trans Pennine Road & Rail Network
- : 2 Garages & Large garden
- : Spacious Open Plan Lounge & Dining Room
- : Viewing Essential

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Situated in this extremely convenient and highly desirable residential location, lies this individually designed and built, Civic trust Award-winning detached residence, providing unique and stylish accommodation throughout.

Just step inside this unique residence and you cannot help but be impressed by the family accommodation which briefly comprises. GROUND FLOOR Entrance Hall, Office Suite/fourth Bedroom, Two further bedrooms, Utility Room, Bathroom FIRST FLOOR Spacious open Plan Lounge 7 Dining Area with balcony, Breakfast Kitchen, Study Area, Master Bedroom with En Suite Bathroom.

The property is set within mature gardens and has the benefit of a double garage block with store room beneath and a further single garage adjacent to the property. This delightful property enjoys panoramic views from the first floor rooms and the balcony accessed from the living room.

The property enjoys excellent access to the local amenities of Skircoat Green, Salterhebble and Savile Park, including outstanding schools, as well as easy access to Halifax town centre and the Trans Pennine road and rail network, linking the business centres of Manchester and Leeds.

An internal inspection is absolutely essential to fully appreciate this distinctive family home, which offers spacious and versatile living ideal for modern family requirements.



Council Tax Band: F



ENTRANCE HALL

A front entrance door opens into a spacious entrance hall with galleried landing above, double glazed window to the front elevation, one double radiator and laminate wood flooring. There is a door opening to a useful storage cupboard.

From the entrance hall door opens into the

STUDIO/BEDROOM FOUR

30'10" x 14'6"

It was designed by renowned local architect Michael Lawrence and his son. It was intended to accommodate their family of four, and for the large ground floor room to house their practise studio, employing four assistants. This spacious room benefits from double glazed windows to the front and side elevations, laminate wood flooring and wall-mounted electric heaters. It has a small kitchenette/shower/lavatory, currently being renovated. The studio could easily be converted to an independent apartment, with an existing private entrance. It is currently in use as a library, bedroom, eating area and office.

from the entrance through to the

INNER HALL

With tiled flooring, double radiator and open staircase leading to the first floor. There is also a utility cupboard with plumbing for an automatic washing machine.

from the inner hall door opens to

BEDROOM THREE

15'0" x 10'5" max

With double glazed windows to the front and side elevations, inset spotlighting, corniced ceiling, one double radiator and laminate wood flooring.

From the hall door opens into

BEDROOM FOUR

11'10" x 13'8"

With double glazed window to the side elevation, corniced ceiling, inset spotlighting, radiator and laminate flooring. Currently utilised as a store room.

from the hall door opens into the

HOUSE BATHROOM

A three-piece suite incorporating pedestal wash basin, low flush W/C and panelled bath with Aqualisa shower unit. Fully tiled including the floor, with extractor fan and radiator.

from the hall a modern open staircase leads to the

GALLERIED LANDING

Accessed via a modern open staircase with feature double glazed windows providing excellent natural light and panoramic views. The galleried landing includes corniced ceiling, radiator and fitted carpet. There is a study area with full length angled windows to the front elevation enjoying superb uninterrupted panoramic views over the adjacent wooded valley

From the landing door opens into the

OPEN PLAN LOUNGE & DINING ROOM

23'4" x 19'6" (narrowing to 14'6")

DINING AREA

The dining area benefits from double glazed windows to the front elevation and French doors to the rear opening onto the rear garden, creating a light and airy space with attractive views.

From the dining area through to the

LOUNGE AREA

The lounge area features large floor-to-ceiling double glazed windows to the front elevation and sliding patio doors opening onto a balcony, enjoying panoramic views. There is a

gas fire, inset spotlighting, corniced ceiling, radiator and fitted carpet.

From the landing doorway to the

BREAKFAST KITCHEN

16'6" x 10'0"

Fitted with a range of wall and base units with matching work surfaces and stainless steel single drainer sink unit with mixer tap. Appliances include a four-ring electric hob with Zanussi oven and grill beneath. The kitchen is tiled around the work surfaces with complementing ducor, and benefits from concealed lighting, laminate flooring and plumbing for a dishwasher. Double glazed windows and French doors open onto the rear garden provide this room with it's light and spacious aspect. Rear Entrance door.

from the entrance hall door opens to the

MASTER BEDROOM

15'7" x 10'4"

A spacious principal bedroom with double glazed windows and French doors opening onto the rear garden, taking full advantage of the attractive views this spacious bedroom provides. Fitted furniture includes wardrobes with bridging units, drawers, shelving and dressing table. Corniced ceiling, inset spotlighting, radiator and fitted carpet.

From the master bedroom door opens into the

EN SUITE BATHROOM

A four-piece suite in champagne shade incorporating corner panelled bath with mixer shower, bidet, low flush W/C and hand wash basin set within a vanity unit. This spacious en suite is Fully tiled including the floor, and has an extractor fan and a radiator.

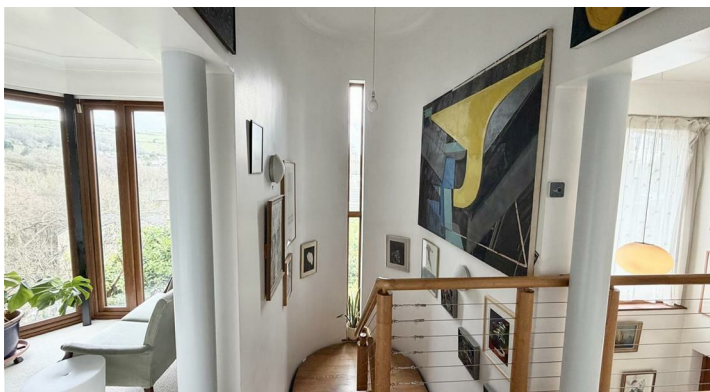
GENERAL

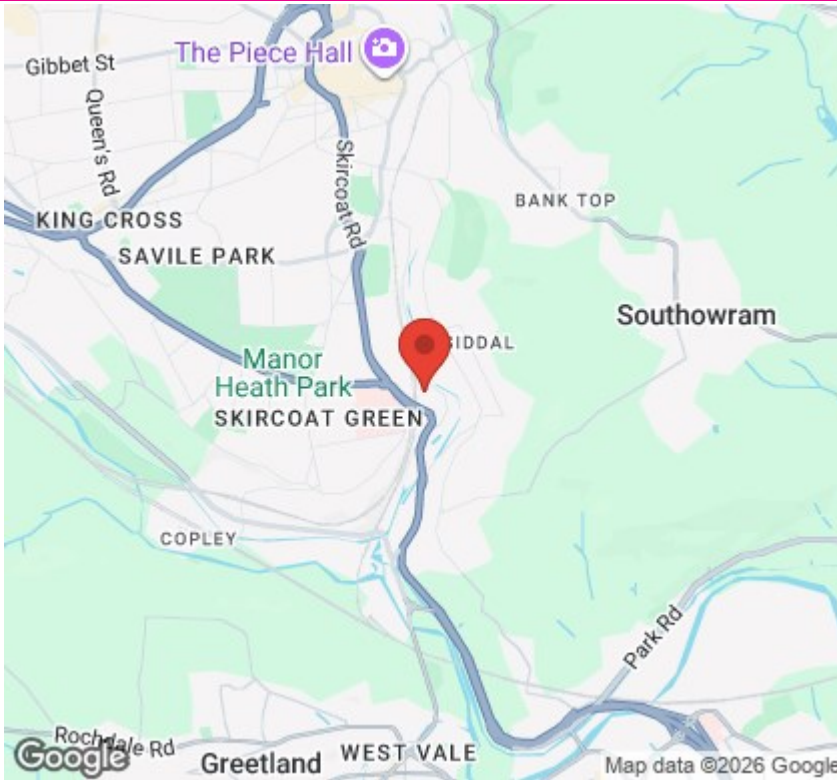
The house was built in 1992 and has been occupied by the current owner since 1994. It was designed by renowned local architect Michael Lawrence and his son. It was intended to accommodate their family of four, and for the large ground floor room to house their practise studio, employing four assistants. This studio has independent heating and originally had an independent electricity supply. The property won a Civic Trust Award when it was built. The external building design is influenced by a house built by Frank Lloyd Wright in Chicago. The overhanging cantilevered roof section above the balcony is supported by steel joists. There is underfloor insulation throughout the ground floor, The gas condensation boiler is located in the loft and has been serviced annually since installation. The mains water supply is fitted with a pressure limiter, due to high pressure in the area. This prevents damage to all appliances. The property is Freehold and is in council tax band F

EXTERNAL

The property is set within mature gardens including a large, private, landscaped garden to the rear with lawn, patio areas, mature trees and well-stocked borders. The large double garage at the entrance to the drive originally functioned as a boiler house for the horticultural company, which occupied the sloping tiered valley side in the 19th century. It is on two levels and has a hatch between floors to facilitate car maintenance. There are three windows and a rear ground floor entrance. The property benefits from a further detached garage adjacent to the property which has power and a Velux window and an adjacent car port. The driveway to the front of the property provides further off road parking facilities..







Directions

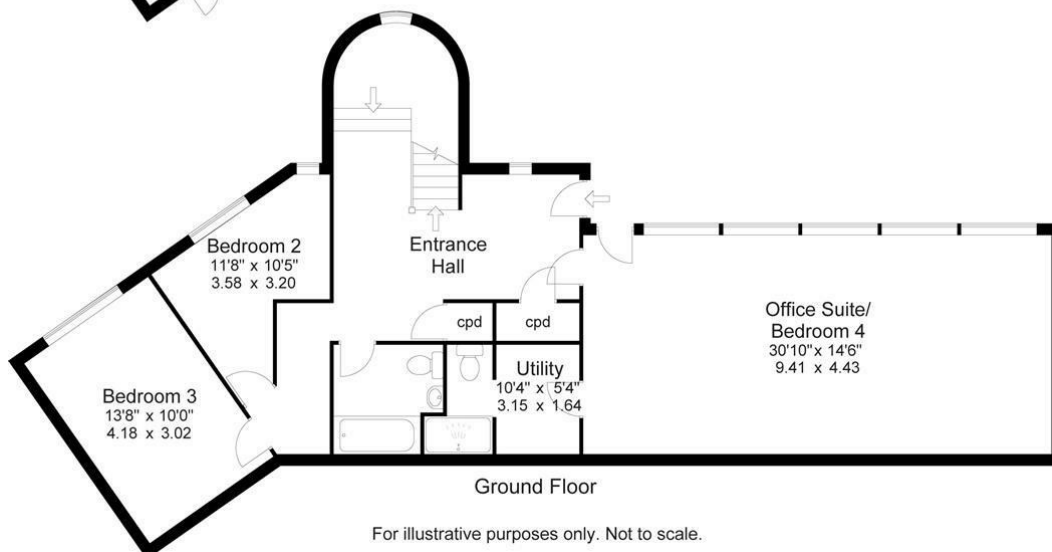
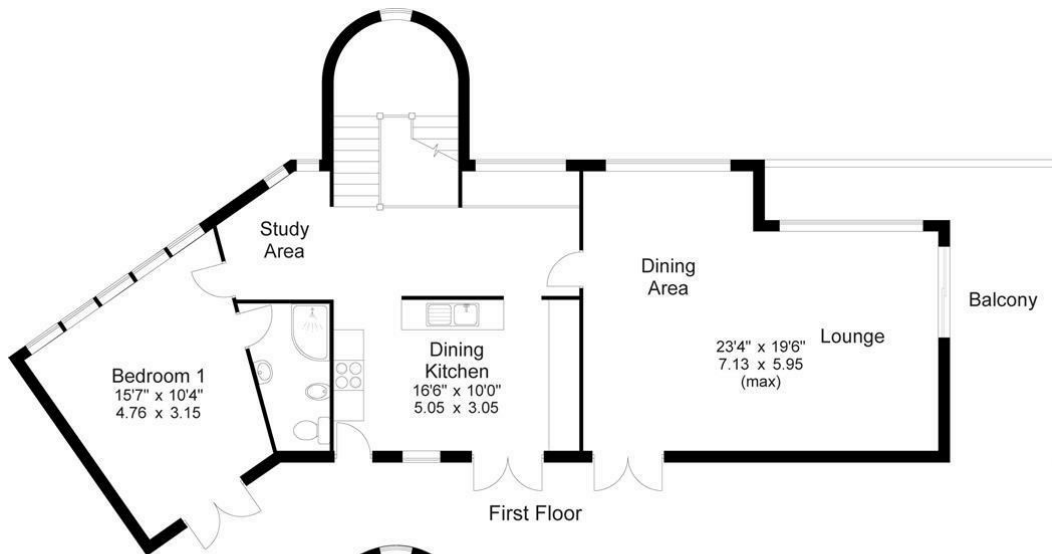
SAT NAV HX3 OPL

Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

Energy Efficiency Rating		Current	Potential
<i>Vary energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	



For illustrative purposes only. Not to scale.