



5 Beech Gardens  
Willowfield Road, Halifax, HX2 7AD

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Contemporary family living with  
far-reaching views



Charnock Bates

The Country, Period & Fine Home Specialist





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Willowfield Road  
Halifax  
HX2 7AD

Offers in excess of: £675,000

## At a glance

- Substantial five-bedroom detached family home built in 2021 and presented in immaculate, move-in-ready condition
- Elevated position enjoying far-reaching views, including sightlines to the iconic Wainhouse Tower
- Stunning open-plan living kitchen and dining space with bi-fold doors opening onto the south-facing terrace
- High-specification kitchen with central island, breakfast bar, Quooker tap, NEFF appliances, wine fridge and Elica induction hob
- Separate dual-aspect lounge with large picture window framing impressive views
- Luxurious principal suite with French doors opening onto a private south-facing balcony, plus three further double bedrooms
- Underfloor heating to ground floor
- Electric blinds throughout most rooms with convenient app control
- Generous south-facing garden featuring an Indian stone terrace and lawn
- Large driveway for approximately four cars, integral garage, and two EV charging points

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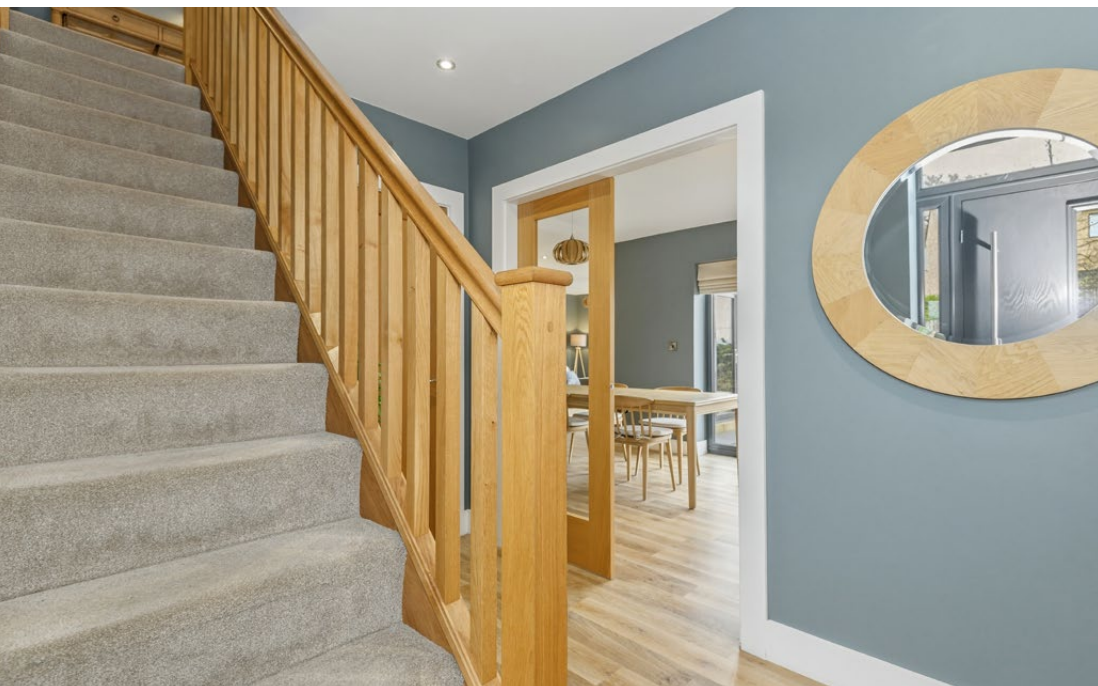




## Contemporary family living with far-reaching views

Positioned on a generous plot within the desirable Willowfield development, 5 Beech Gardens is a beautifully presented five-bedroom home offering light-filled interiors, expansive views, and a seamless layout designed for modern family life.

Built in 2021 and finished to an exceptional standard, the property pairs sleek contemporary design with warm, thoughtful detailing, creating a stylish yet welcoming home. With spacious living areas, high-quality finishes, and a south-facing garden ideal for entertaining and everyday family moments, this is a home ready to move straight into and enjoy.



## Ground floor

From the moment you step inside, the quality of the finish is immediately evident. The entrance hallway, decorated in elegant Farrow & Ball tones, sets a calm and sophisticated tone, with a staircase rising to the first floor.

### LOUNGE

The lounge provides a peaceful retreat. With a dual-aspect outlook and a large picture window framing far-reaching views, it is a wonderfully bright space in which to relax, while the elevated position ensures a wonderful sense of openness.

### LIVING KITCHEN

At the heart of the home lies the impressive open-plan living kitchen and dining area – a beautifully designed space that brings cooking, dining, and everyday living together in one seamless environment. The dining area offers ample space for a large table and chairs, perfect for lively family meals or entertaining friends, while bi-fold doors open directly onto the terrace, allowing indoor and outdoor living to blend effortlessly.

The sleek contemporary kitchen features minimalist cabinetry, a large central island with breakfast bar seating, and a superb range of integrated appliances including a fridge freezer, dishwasher, wine fridge, NEFF oven, NEFF oven with microwave, Quooker tap, and an Elica induction hob with built-in extractor. It is a space equally suited to everyday family life or hosting in style.

The adjoining living area enjoys a dual-aspect outlook, with a further set of bi-fold doors opening onto the terrace and a large picture window framing expansive views across the surrounding landscape. Flooded with natural light throughout the day, this space creates a relaxed and welcoming atmosphere at the centre of the home.

### UTILITY & GARAGE

A well-appointed utility room sits just off the kitchen, offering additional fitted storage along one wall alongside space and plumbing for laundry appliances. From here, there is access to the integral single garage, which features an electric up-and-over door and fitted storage units.

Throughout much of the property, electric blinds provide both practicality and a touch of luxury, with app control available.











## First floor

Upstairs, the landing leads to five well-proportioned bedrooms, providing flexible accommodation for families, guests, or those working from home. A linen cupboard and part-boarded loft with pull-down ladder provide useful storage.

### PRINCIPAL SUITE

The principal bedroom is a particularly special space. Flooded with natural light, it features French doors opening onto a private south-facing balcony where you can step outside and take in far-reaching views – including a direct sightline to the iconic Wainhouse Tower, one of Halifax's most recognisable landmarks. The balcony has also been designed with future potential in mind, offering the possibility to extend the bedroom.

The room is complemented by a stylish ensuite bathroom featuring a double-width rainfall shower with manoeuvrable attachment, vanity sink unit, heated towel rail, toilet, and shaving sockets.

### DOUBLE BEDROOMS TWO & THREE

Two further double bedrooms, currently used as studies, enjoy similarly impressive far-reaching views, offering ideal spaces for home working or guest accommodation.

### DOUBLE BEDROOM FOUR

A fourth double bedroom features a large window and characterful full-height sloped ceilings that create a cosy yet spacious atmosphere. This bedroom also boasts an ensuite with a shower.

### SINGLE BEDROOM

A single bedroom – currently arranged as a dressing room – adds further versatility.

### FAMILY BATHROOM

The family bathroom is beautifully appointed with a bath with mixer tap shower attachment, separate rainfall shower, double-width vanity sink unit, heated towel rail, and WC.









## Gardens and grounds

The home sits within a generous plot and enjoys a wonderful south-facing rear garden designed for both relaxation and entertaining.

A spacious Indian stone terrace runs directly from the rear of the house, providing the perfect setting for outdoor dining, summer gatherings, or simply enjoying the sunshine. With ample space for outdoor furniture, planters, and seating areas, it naturally extends the living space outdoors.

Beyond the terrace lies a well-maintained lawn, ideal for children to play or for creating further landscaped garden areas if desired. An outdoor tap adds practical convenience.

The exterior of the property is enhanced by attractive up-and-down lighting, creating a welcoming atmosphere in the evenings.

To the front, a large driveway provides parking for approximately four cars and includes two EV charging points, alongside access to the integral garage. A gated pathway leads through to the rear garden.







## Key information

- Fixtures and fittings:**  
 Only fixtures and fittings mentioned in the sales particulars are included in the sale.
- Wayleaves, easements and rights of way:**  
 The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

TENURE	Freehold with common managed areas
CONSTRUCTION	Stone
PROPERTY TYPE	Detached
PARKING	Private driveway for approximately four cars, plus a single garage. Two EV charge points.
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band F
EPC	B
ELECTRICITY SUPPLY	Octopus Energy
GAS SUPPLY	Octopus Energy
WATER SUPPLY	Yorkshire Water
SEWERAGE	Yorkshire Water
HEATING	Gas central heating
BROADBAND	Sky Fibre (FTTP), 1Gbps
MOBILE SIGNAL	Good



## Private development and estate management

5 Beech Gardens forms part of an exclusive development of just ten homes, creating a peaceful and well-maintained residential setting.

The communal areas of the development are owned and managed collectively by residents through Beech Gardens (MGT) Company Limited, with each household holding a share in the residents' management company. The company is operated directly by the residents themselves, with no external managing agents involved, allowing homeowners to maintain a high standard across the shared areas while retaining direct oversight of the development.

An annual estate charge of approximately £440 per year (paid quarterly) contributes towards the upkeep and smooth running of the development. This includes maintenance of the shared green spaces, grass cutting during the summer months, winter salt bin replenishment, insurance, and Companies House administration.

The residents' management company also maintains reserve funds for future maintenance and estate costs.

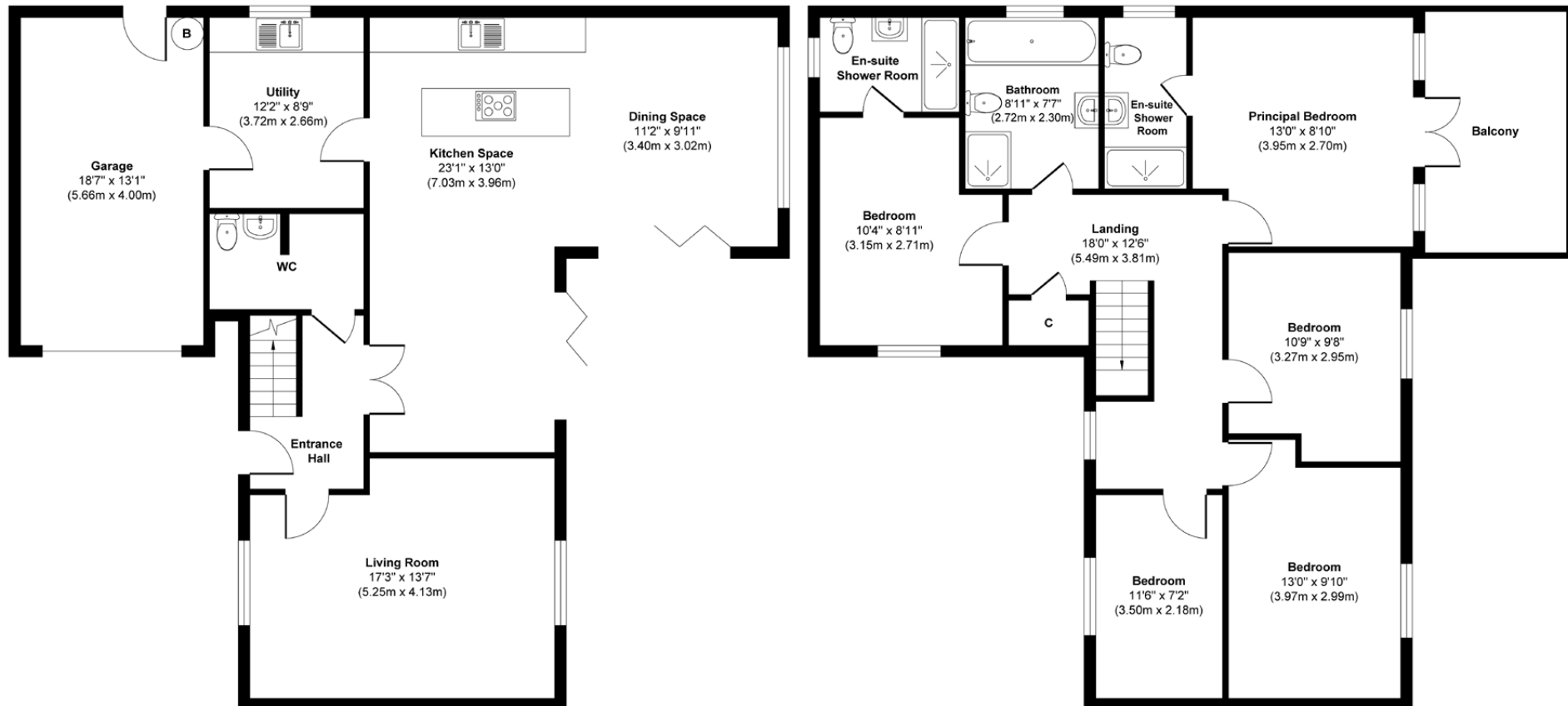
On resale of the property, a management company administration fee of approximately £150 plus any necessary disbursements is payable.



# Floor plans

Ground floor

First floor



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Total approximate floor area:  
**2,020 sqft (187.73m<sup>2</sup>)**  
(inc Garage)

Please note: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.



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