



Stanage Lane, Halifax, HX3 7BL
£750,000

E&H Edkins Holmes
ESTATE AGENTS

An exceptional architect-designed detached residence of impressive proportions, offering luxurious contemporary living finished to an outstanding specification throughout. Occupying a prestigious position within Windmill Square, this remarkable home is distinguished by its striking curved feature walls, elegant interiors and superbly versatile accommodation.

At the heart of the property is a magnificent open-plan kitchen, living and dining space centred around a bespoke high-end German kitchen, creating an ideal environment for both everyday living and entertaining. Complementing this are a separate lounge, an impressive sun room currently utilised as a formal dining room, a dedicated study, cloakroom and utility room.

The principal suite occupies the second floor and provides a truly indulgent retreat, comprising a spacious bedroom with steps descending to an extensive dressing room, luxury en-suite bathroom and walk-in wardrobe. A further bedroom suite (although used as master by the current occupiers) benefits from its own walk-in wardrobe and en-suite facilities, whilst four additional bedrooms offer excellent family accommodation.

Further enhancing the lifestyle appeal of this outstanding home is an integrated garage together with a superb gym complex featuring a steam room and WC.

Externally, the landscaped rear garden has been designed for low-maintenance enjoyment and incorporates generous decking and patio areas, artificial lawn and a hot tub, providing an ideal setting for outdoor entertaining and relaxation.

A rare opportunity to acquire a distinctive and substantial luxury residence finished to an exceptional standard throughout.



To the Ground Floor:

Entrance Hall

Understairs cupboard. UPVC double glazed window to side elevation. UPVC double glazed door to front elevation.

Cloakroom

Wash hand basin. Low flush W.C. Radiator.

Study 9'7" x 13'5" (2.943 x 4.098)

UPVC double glazed window to side elevation.

Lounge 14'7" x 19'7" (4.448 x 5.977)

UPVC double glazed window to rear elevation.

Living / Dining Kitchen 10'8" x 14'11" + 23'0" x 13'3" (3.269 x 4.554 + 7.011 x 4.044)

Bespoke German fitted kitchen with wall and base units. Granite work surfaces. Stainless steel one and a half bowl sink. Two Neff eye level ovens. Six ring gas hob. Faber extractor hood. Integrated dishwasher. Two integrated fridge / freezer. Wiking log burner. Bi-fold door to Sun Room. UPVC double glazed window to front elevation. Two Velux.

Utility Room

Base units. Butler sink. Granite worksurfaces. Plumbing for washing machine. UPVC double glazed window to side elevation.

Sun Room 13'5" x 17'6" (4.095 x 5.357)

Lantern roof. Bi-fold doors leading to garden.

To the First Floor:

Landing

Stairs from Entrance Hall. UPVC double glazed window.

Bedroom Two 13'7" x 13'5" (4.154 x 4.094)

Walk-in wardrobe. UPVC double glazed window to rear elevation.

En-Suite

Twin vanity wash hand basin. Low flush W.C. Rainfall shower cubicle. Designer radiator. Extractor fan. UPVC double glazed window to side elevation.

Bedroom Three 13'7" x 14'10" (4.164 x 4.537)

UPVC double glazed window to front elevation.

Bedroom Four 17'7" x 17'5" (5.364 x 5.328)

Currently used as a gym. Two Velux. UPVC double glazed window to side elevation.

Bedroom Five 14'10" x 13'3" (4.527 x 4.052)

UPVC double glazed window to rear elevation.

Bedroom Six 10'9" x 10'7" (3.282 x 3.250)

Window seat with built in storage. UPVC double glazed window to front elevation.

Bathroom

Wash hand basin. Low flush W.C. Spa bath with mixer taps and rainfall shower over. Built in T.V. Designer towel radiator. UPVC double glazed window.

To the Second Floor:

Landing

Undereaves storage. Velux. UPVC double glazed window.

Bedroom 18'11" x 19'6" (5.783 x 5.949)

UPVC double glazed window to front elevation. Steps leading to dressing room.

Dressing Room 14'7" x 23'6" max (4.469 x 7.181 max)

Velux.

En-Suite

Wash hand basin. Low flush W.C. Walk-in rainfall shower. Built in storage. Designer radiator. UPVC double glazed window to side elevation.

Walk-in Wardrobe 12'8" max x 19'8" max (3.873 max x 6.010 max)

Limited head space. Velux.

Double Garage 17'4" x 17'7" (5.307 x 5.360)

Electric roller doors. Power. Light. Underfloor heating. Boiler.

Gym 11'6" x 19'6" (3.516 x 5.951)

Open to garage. Air conditioning. Glam rendered walls. Wash hand basin, Low flush W.C. Shower / steam room. Bi-fold doors to garage.

Parking

Electric gates leading to driveway with parking for multiple vehicles.

Rear Garden

Enclosed patio, decking and artificial lawn garden with power points and exterior lighting. Hot tub (available by separate negotiation).

Additional Information

Underfloor heating throughout the whole property.

Central hoover system.

Surround sound system to ground floor and gym.

Council Tax Band

G

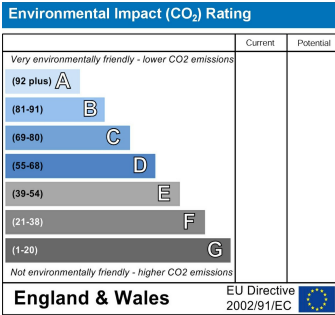
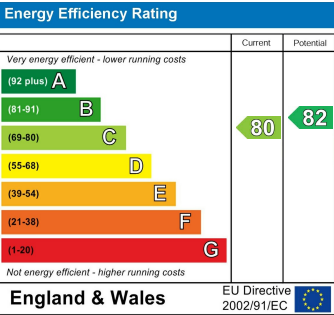
Location

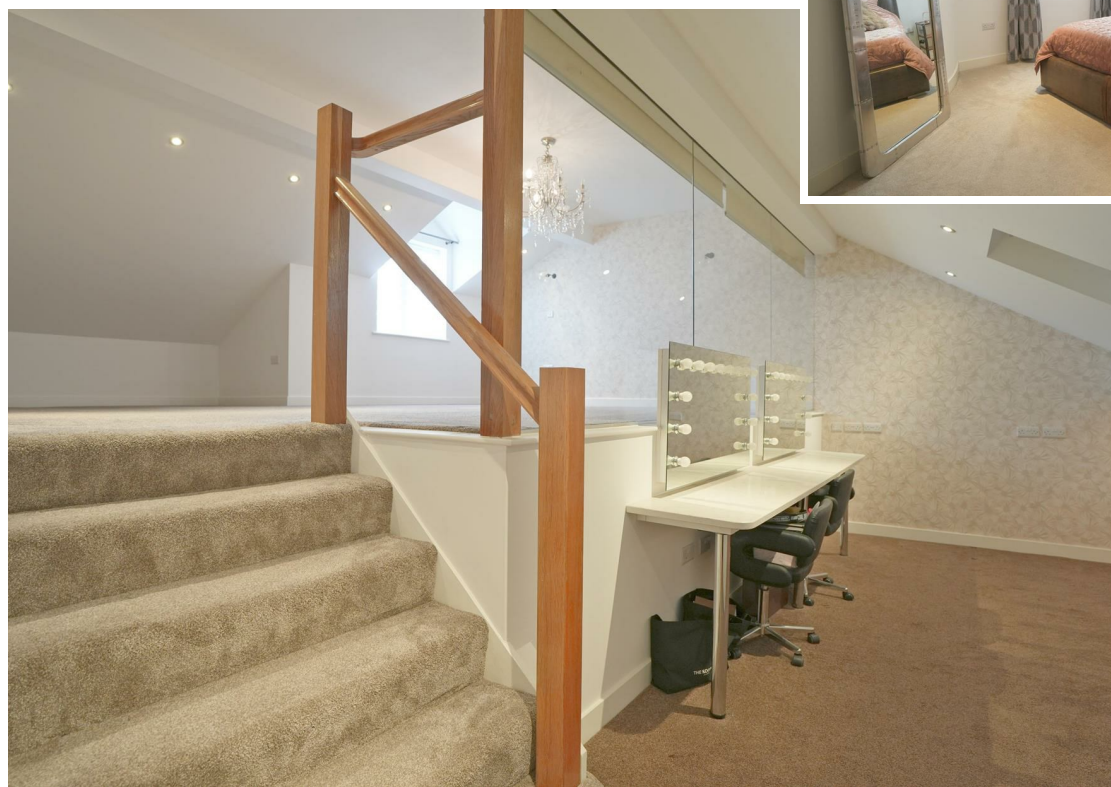
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is: serves.grab.lots

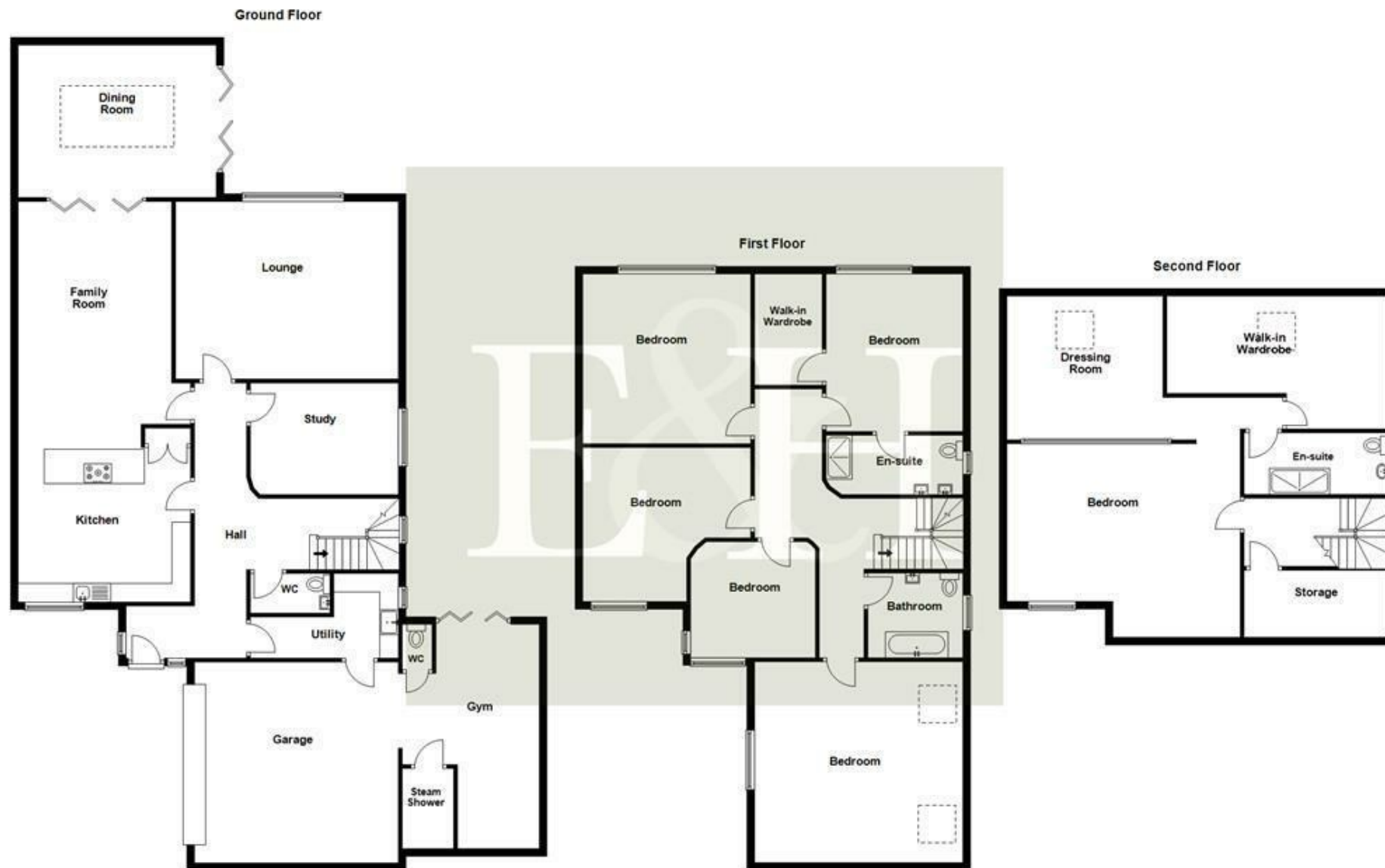
Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified. We are not a member of a client money protection scheme.









All measurements are approximate and for display purposes only.
Plan produced using PlanIt.