



"Gants Chase" Folly Close, Willowfield, Halifax, HX2 7NF

£800,000

- : Superb Detached Family Home
- : 5 Double Bedrooms
- : Spacious Open Plan Kitchen Dining Room & Family Room
- : Secure Gated Community
- : A Wealth of Quality Fixtures & Fittings
- : Highly Desirable residential Location
- : 4 Bathrooms
- : Integral Double Garage
- : Individually Designed & Built Spacious Residence
- : Viewing Essential

"Gants Chase" Folly Close, Halifax HX2 7NF

Situated in one of Calderdale's premier residential locations lies Gant's Chase, a superb modern five-bedroom detached residence providing spacious and extremely attractive family accommodation. Just step inside this delightful property and you cannot fail to be impressed by the quality of accommodation on offer, which benefits from a wealth of high-quality fixtures and fittings throughout.

The property briefly comprises an entrance hall, lounge, open plan kitchen dining and family room, utility room, downstairs cloakroom, gym, master bedroom suite, four further bedrooms, four bathrooms integral double garage with further off road parking for numerous vehicles, and an attractive south-facing garden all within a secure private and exclusive gated community

The property provides excellent access to Halifax, Sowerby Bridge and the Trans-Pennine road and rail network linking the business centres of Manchester and Leeds,

very rarely does an opportunity arise to purchase such a quality family home in this highly sought-after location. And as such, an early appointment to view is absolutely essential.



Council Tax Band:



ENTRANCE HALL

A front entrance door with glazed side panels opens into a spacious entrance hall with an oak and glazed staircase leading to the first-floor accommodation. Inset spotlight fittings, two double radiators and a useful under-stairs storage cupboard.

from the entrance hall door opens to the

LOUNGE

19'5" into bay window x 14'9"

A spacious principal reception room with a square bay window to the front elevation incorporating UPVC double glazed units. Feature fireplace with inset log-effect living flame fire on a matching hearth, engineered oak flooring, inset spotlight fittings, and wall-mounted television fittings.

From the entrance hall door opens to the

OPEN PLAN KITCHEN, DINING & FAMILY ROOM

38'6" x 14'9" extending to 15'9" max

This impressive open-plan living space forms the heart of the home.

KITCHEN AREA

Fully fitted with a range of modern wall and base units incorporating matching work surfaces, a centre island with an induction hob with extractor above, and warming drawer beneath and breakfast bar. This superb modern kitchen also includes two fan assisted electric ovens, space for an American-style fridge freezer, single drainer sink unit with waste food macerator and Quooker boiling hot water tap, and an integrated dishwasher. UPVC double glazed window to the side elevation, bi folding doors to the rear of the property opening onto the south facing patio, inset spotlight fittings and a tumbled limestone floor.

DINING AREA

Inset spotlight fittings and matching tumbled limestone flooring.

FAMILY ROOM

A spacious seating area featuring a log-burning stove, wall-mounted television point and inset spotlight fittings. Double glazed bi-folding doors open directly onto the south-facing rear garden, creating the perfect space for modern family living and entertaining.

from the kitchen door opens to the

UTILITY ROOM

Fitted with matching wall and base units incorporating work surfaces and a Belfast sink with mixer tap. Plumbing for an automatic washing machine, power points for a tumble dryer, UPVC double glazed window, inset spotlight fittings, tumbled limestone flooring and a stable-style side entrance door.

from the entrance hall door opens to the

DOWNSTAIRS CLOAKROOM

Modern white two-piece suite incorporating a hand wash basin set within a vanity unit with mixer tap and a low flush W.C. Partially tiled with complementary colour scheme, matching flooring and inset spotlight fittings.

From the entrance hall door to the

GYM / STUDY

11'3" x 10'7"

A versatile room which is presently used as a gym, with a UPVC double glazed window to the side elevation, engineered oak wood flooring, inset spotlight fittings and a wall-mounted television fittings.

from the gym door opens to the

INTEGRAL DOUBLE GARAGE

17'5" x 17'0"

Integral double garage with electric door, power and lighting. The garage houses the Viessmann gas central heating boiler and hot water tank.

from the entrance hall an oak and glazed staircase with fitted carpet leads to the

FIRST FLOOR LANDING

An oak and glazed staircase rises to the spacious landing which benefits from a fitted carpet, inset spotlight fittings, two double radiators and a UPVC double glazed window to the front elevation.

from the landing door opens into the

MASTER BEDROOM SUITE

DOUBLE BEDROOM

5.26m x 5.14m

A superb principal bedroom accessed via two steps, with 2 sets of French doors open onto a glazed Juliet balcony whilst two large Velux double glazed skylight windows flood the room with natural light. Two modern vertical radiators, one double radiator, wall-mounted television point and fitted carpet.

WALK IN WARDROBE

Fitted shelving and hanging rails, inset spotlight fittings, radiator and fitted carpet.

EN SUITE BATHROOM

Luxury four-piece suite incorporating a large walk-in shower with rainfall and handheld shower units, freestanding pebble style bath with external mixer tap, hand wash basin set within a vanity unit and low flush W.C. The en suite is extensively tiled with complementing colour scheme to the remaining walls, and two UPVC double glazed windows.

From the landing door opens to

BEDROOM TWO

14'9" x 12'1"

UPVC double glazed window to the front elevation, built-in wardrobes, laminate wood flooring and one double radiator.

from the bedroom door opens to the

JACK AND JILL EN SUITE SHOWER ROOM

Modern white three-piece suite incorporating a walk-in shower with rainfall and handheld shower units, hand wash basin in a vanity unit and low flush W.C. Extensively tiled with

complementing décor to the remaining walls and a matching tiled floor. UPVC double glazed window to the rear elevation.

from the Jack and Jill shower room door opens to

BEDROOM THREE

14'8" x 11'9"

Accessed either from the landing or via the Jack & Jill ensuite, this third double bedroom has a UPVC double glazed window to the side elevation, built-in wardrobes, laminate wood flooring, wall-mounted television point and one double radiator.

from the landing door opens to the

FAMILY BATHROOM

Modern white three-piece suite incorporating a panelled bath with shower unit over, hand wash basin in a vanity unit and low flush WC. The bathroom is tiled around the bath and shower areas with complementing colour scheme to the remaining walls and matching tiled flooring. UPVC double glazed window to the rear elevation.

from the landing door opens to

BEDROOM FOUR

19'9" x 13'0"

UPVC double glazed window to the side elevation, laminate flooring, built-in wardrobe with hanging rail and shelving, and one double radiator.

EN SUITE SHOWER ROOM

Modern white three-piece suite incorporating a hand wash basin within a vanity unit, low flush WC and fully tiled shower cubicle, with complementing colour scheme to the remaining walls, inset spotlight fittings and UPVC double glazed window.

From the landing door opens to

BEDROOM FIVE

13'3" x 13'1"

UPVC double glazed window to the side elevation, laminate flooring, inset spotlight fittings, access to loft space and one double radiator.

GENERAL

The property is constructed of stone and surmounted by a blue slate roof. It benefits from all mains services including gas, water and electricity, together with the added benefits of UPVC double glazing and gas central heating. The property is Freehold and is in Council tax band and is set within this exclusive secure gated community

EXTERNAL

To the front of the property there is a block paved driveway and parking area providing access to the integral double garage. Raised flower beds stocked with mature plants and shrubs enhance the front aspect.

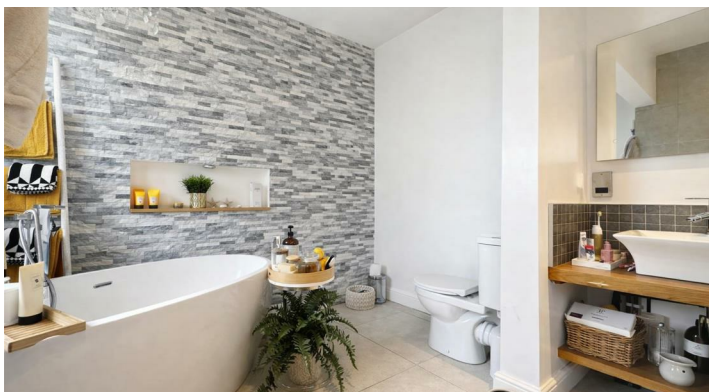
To the side of the property a flagged pathway leads to a useful log store and the side entrance door.

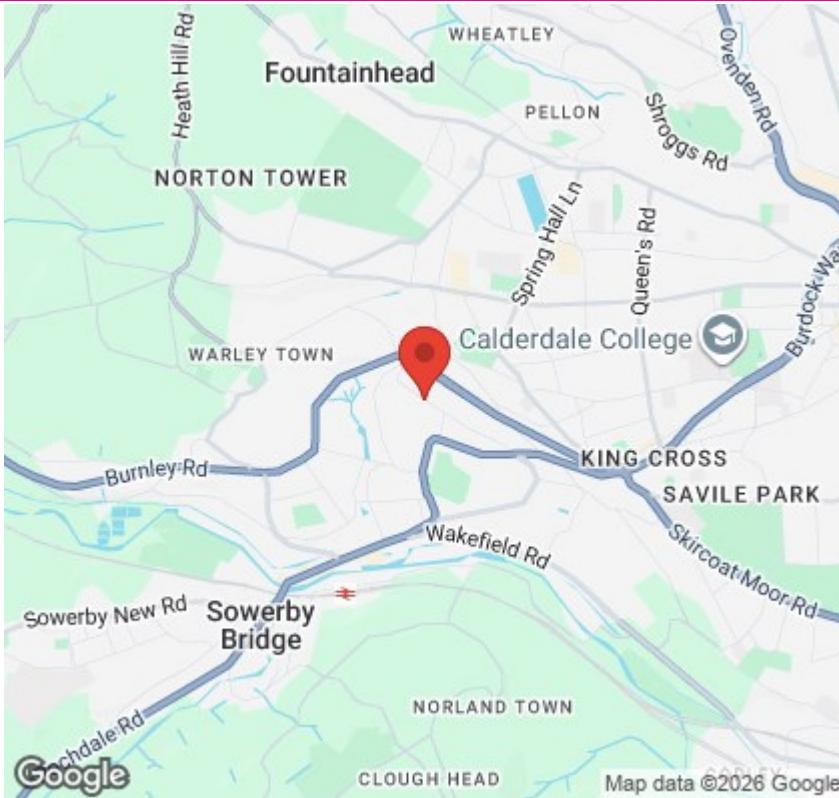
To the rear of the property there is a superb south-facing garden incorporating a flagstone patio, lawned garden, power supply for a hot tub and a covered gazebo, providing an excellent entertaining area and making the most of the property's enviable position.

TO VIEW

Strictly by appointment through Property@Kemp & Co, Halifax on 01422 349222.







Directions

SAT NAV HX2 7NF

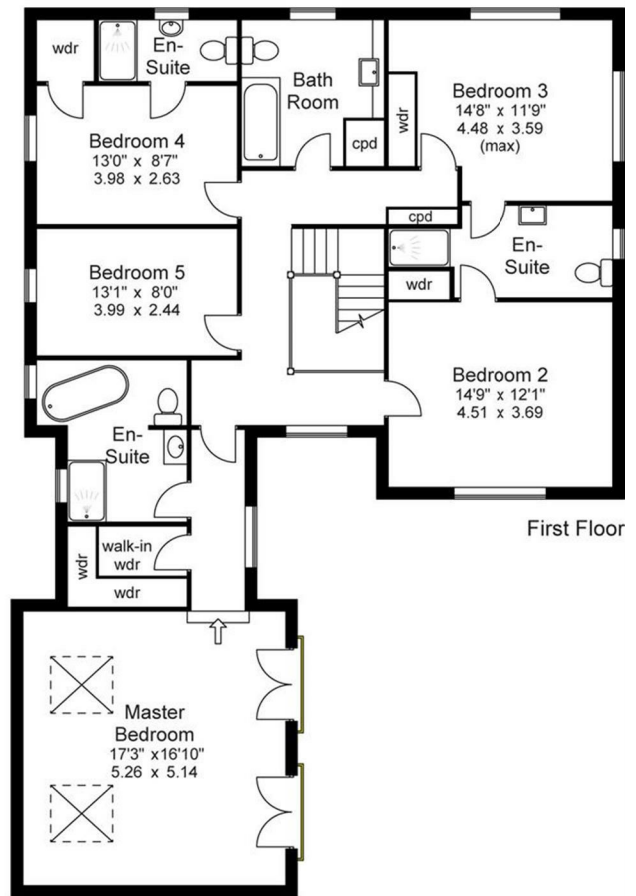
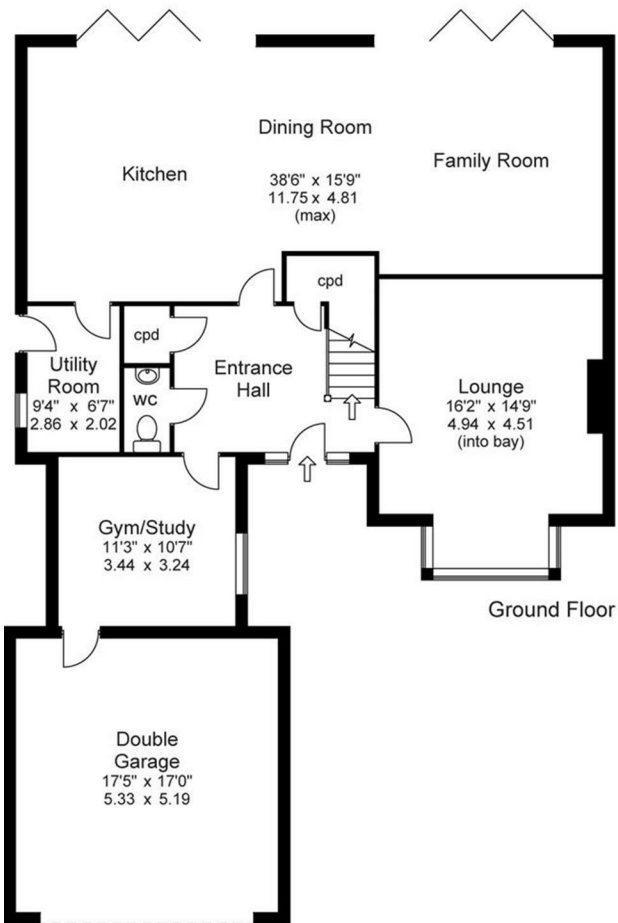
Viewings

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

EPC Rating:

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

Approx Gross Floor Area = 2963 Sq. Feet
= 275.3 Sq. Metres



For illustrative purposes only. Not to scale.