

Peter David

Properties Ltd

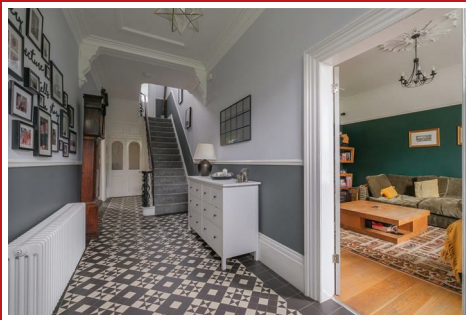
Residential Sales and Lettings



Whinney Field,

£675,000





- STUNNING GEORGIAN RESIDENCE DATING FROM 1853
- FIVE DOUBLE BEDROOMS & FOUR BATHROOMS
- BESPOKE DINING KITCHEN
- VERSATILE LOWER GROUND FLOOR INCLUDING CINEMA, GAMES ROOM & HOME OFFICE
- SONOS SURROUND SOUND, LED LIGHTING & HIGH-QUALITY FINISHES THROUGHOUT
- WITHIN WALKING DISTANCE OF EXCELLENT LOCAL AMENITIES & WELL-REGARDED SCHOOLS
- EPC RATING - D
- COUNCIL TAX BAND - F

Hidden away behind private grounds just off Huddersfield Road lies an exceptional stone-built residence, dating back to 1853, that beautifully combines timeless elegance with luxurious contemporary living. Set within mature gardens with off-road parking and an option to create off road parking for an additional two cars, this impressive family home offers an exceptional balance of period charm, modern comforts and outstanding leisure facilities.

From the moment you step into the magnificent reception hall, the home's character is immediately apparent. Traditional tiled flooring, decorative cornicing, soaring ceilings and an elegant staircase create a striking first impression, while thoughtful renovations throughout have enhanced the property without compromising its heritage.

The ground floor provides superb family living, comprising a spacious lounge, formal dining room and an outstanding bespoke dining kitchen. Centred around a substantial island and feature stone fireplace, the kitchen is equipped with quality integrated appliances including a Bosch dishwasher, Miele microwave, Miele coffee machine. French doors lead directly onto the private rear courtyard, creating an ideal space for indoor-outdoor entertaining.

Entertainment continues on the lower ground floor, where the property offers a dedicated cinema room, games room, home office and utility room which provided ample storage and a fridge freezer. A Sonos surround sound system serves both the ground floor and lower ground floor, providing an exceptional audio experience throughout the principal entertaining spaces.

Across the upper floors are five generous double bedrooms, including a superb principal suite with walk-in dressing room and en-suite bathroom. Two additional bedrooms benefit from en-suite facilities, while the luxurious family bathroom features a freestanding bath and high-quality traditional fittings. LED feature lighting has been installed in all bathrooms, with the exception of the en-suite serving Bedroom Two, adding a contemporary finish.

Outside, the property continues to impress. The front garden extends to approximately 1,875 square feet, featuring two separate patio areas surrounded by mature lawns and established trees, creating a peaceful setting. To the rear, a beautifully enclosed sandstone courtyard enjoys LED feature lighting speaker, making it equally inviting during the evening.

Further enhancing the outdoor space is a stone-built storage shed, complete with power, lighting, alarm system and water supply, making it ideal as a workshop or secure garden store. Practicality is further enhanced with outside water taps to both the front and rear of the property.

Despite its wonderfully secluded setting, the property enjoys excellent accessibility to Halifax town centre, highly regarded schools, local amenities and the M62 motorway network, providing convenient links to Leeds, Manchester and beyond.

Accommodation

Ground floor

Entrance hall

Lounge

14'9" x 16'4" (4.5 x 5)

Dining room

14'9" x 16'4" (4.5 x 5)

Kitchen

14'9" x 16'4" (4.5 x 5)

Ground floor WC

8'8" x 2'11" (2.65 x 0.9)

Lower ground floor

Cinema room

14'9" x 16'4" (4.5 x 5)

Office

14'9" x 16'4" (4.5 x 5)

Games room

14'9" x 16'4" (4.5 x 5)

Utility room

6'10" x 11'1" (2.1 x 3.4)

First floor

Bedroom one

14'9" x 16'4" (4.5 x 5)

En suite

6'6" x 10'9" (2 x 3.3)

Bedroom two

15'1" x 16'4" (4.6 x 5)

En suite

4'3" x 7'10" (1.3 x 2.4)

Bedroom three

9'6" x 16'4" (2.9 x 5)

Walk in wardrobe

5'2" x 13'1" (1.6 x 4)

Bathroom

8'6" x 6'10" (2.6 x 2.1)

Second floor

Bedroom four

14'9" x 11'5" (4.5 x 3.5)

En suite

5'2" x 7'8" (1.6 x 2.35)

Bedroom five

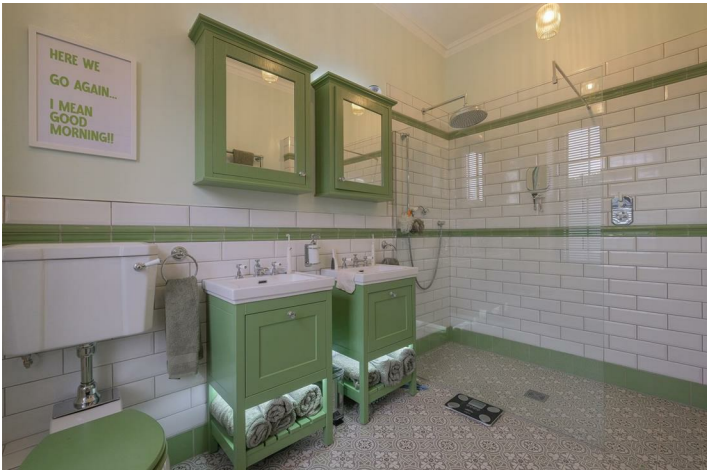
14'7" x 11'4" (4.45 x 3.47)

Directions

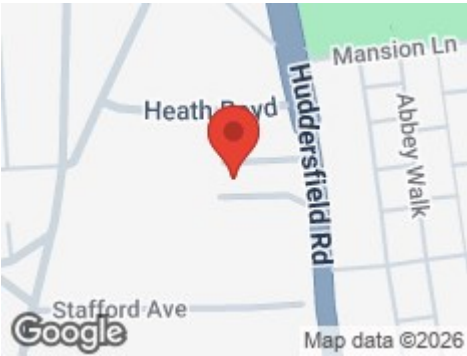
Please use post code HX3 ONP for sat nav directions.

PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



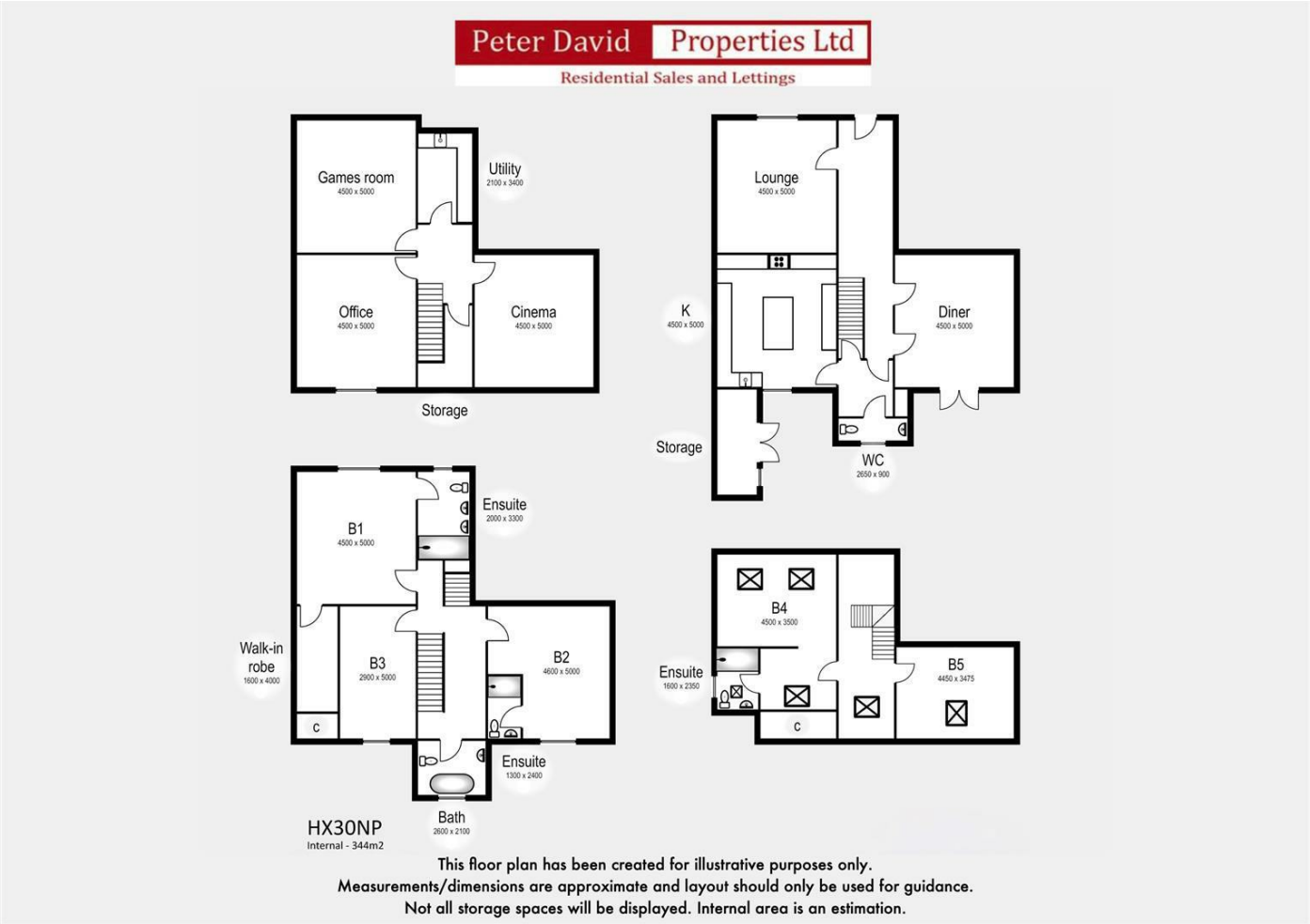
Hybrid Map



Terrain Map



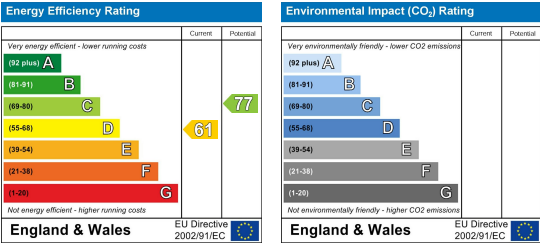
Floor Plan



Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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