



Deans Terrace, Ploughcroft Lane, Halifax, HX3 6TZ

welcome to

Deans Terrace, Ploughcroft Lane, Halifax

Fantastic opportunity to purchase this exceptional family home where every window has a scenic view. Located in a highly sought after area, where properties are rare to purchase! This property can only be truly appreciated in person and is a must see, so contact us now to view!



Description

At the heart of the property lies a bespoke, showpiece kitchen designed with both form and function in mind. A striking quartz island with breakfast bar provides a central focal point, complemented by premium quartz worksurfaces, extensive storage and a full suite of top-of-the-range Bosch appliances, including a 900mm induction hob with extractor, oven, microwave/oven, tall integrated fridge and freezer, integrated dishwasher and a dedicated wine fridge. Luxury touches include a Quooker instant boiling water tap, recessed ceiling speakers and dual-aspect glazing, while a built-in iPad control panel is seamlessly set into the wall, providing fingertip control of the home's multi-zone underfloor heating, integrated music system and CCTV. A separate utility room continues the solid oak flooring and provides additional fitted units, inset sink and space for laundry appliances.

Rising to the first floor, the property is defined by its dramatic open-plan atrium, an architectural feature that separates the living spaces while filling the centre of the home with natural light. The oak staircase rises elegantly to the second floor, while Velux windows and wall-mounted picture lighting create a gallery-style ambience.

The principal bedroom is a generous and serene retreat with a private en-suite bathroom, finished with a panelled bath, waterfall shower, vanity basin and WC, all enhanced by modern tiling and chrome fittings. A second large bedroom offers direct access to a fully fitted walk-in wardrobe, styled as a boutique dressing room with bespoke cabinetry and storage. A further luxury shower room on this floor is appointed with a large waterfall shower, contemporary suite and high-quality finishes.

Description

The second floor continues to impress, with a bright and versatile landing space that lends itself perfectly to use as a home office or study, enhanced by four Velux windows to the front and an additional rear window. Two further expansive double bedrooms,

both with dual-aspect windows, provide flexible and generous accommodation for family or guests.

This home is not only beautiful but also exceptionally advanced. A top-specification Air Source Heat Pump powers a multi-zone underfloor heating system, ensuring perfect comfort and efficiency across every floor. The property is fully networked throughout, with CCTV and security systems controlled via the built-in iPad or remotely from anywhere in the world, offering the ultimate in peace of mind.

More than just a house, this is a lifestyle. A rare fusion of heritage, technology and design, this outstanding residence offers all the warmth of a family home alongside the sophistication of a contemporary smart home.

Entrance Hall

A welcoming entrance with solid oak flooring, designed to create an immediate sense of refinement. Elegant finishes paired with the home's advanced security system. Built-in iPad set flush into the wall, allowing fingertip control of heating zones, music and the CCTV system.

Wc Room

A stylish and contemporary cloakroom with modern suite, partially tiled walls, inset spotlights and luxury flooring.

Lounge

15' x 13' 2" into chimney breast (4.57m x 4.01m into chimney breast)

A beautifully proportioned reception room with exposed beams and feature wood-burning stove, blending character with comfort. Integrated ceiling sound system, tiled flooring and oak-framed double-glazed window to the front elevation. The perfect balance of tradition and modern entertainment.

Kitchen

21' 8" x 14' 10" (6.60m x 4.52m)

A showpiece bespoke kitchen, designed around a striking quartz island with breakfast bar and inset

sink. Crafted to the highest standard with premium quartz worksurfaces and extensive storage. Fitted with top-of-the-range Bosch appliances including 900mm induction hob with premium extractor, oven, microwave oven, tall integrated fridge and freezer, integrated dishwasher, and a dedicated wine fridge. Enhanced with a Quooker instant boiling water tap, recessed ceiling sound system and dual-aspect glazing. Solid oak flooring completes this culinary space, perfect for both entertaining and family living.

Utility Room

10' 1" x 6' (3.07m x 1.83m)

A separate utility room finished with the same premium attention to detail as the kitchen. Fitted units with inset sink, plumbing for washer and dryer, rear aspect window and solid oak flooring.

Principal Bedroom

15' 1" x 13' 2" into chimney breast (4.60m x 4.01m into chimney breast)

A spacious and serene bedroom with front-facing window. Spot lights and centre light. Access to a luxury en-suite bathroom.

En-Suite

A refined en-suite featuring a contemporary three-piece suite. Panelled bath with waterfall shower, vanity basin and low-level WC. Tiled walls and flooring with chrome fittings and frosted glazing.

Bedroom Two

15' 7" x 13' 7" into chimney breast (4.75m x 4.14m into chimney breast)

A generous bedroom with integrated sound system and inset ceiling lighting. Direct access to a bespoke walk-in wardrobe.

Walk In Wardrobe

11' 2" x 6' 1" (3.40m x 1.85m)

A fully fitted, boutique-style dressing room with bespoke cabinetry and tailored storage solutions.

Luxury Shower Room

A stylish and modern suite with large waterfall



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welcome to

Deans Terrace, Ploughcroft Lane Halifax

- A seamless blend of heritage charm and modern sophistication
- Fully networked throughout, providing cutting-edge digital connectivity
- Comprehensive CCTV system with remote monitoring capability
- Advanced remote-access alarm system for total peace of mind
- Eco-conscious Air Source Heat Pump powering an intelligent multi-zone underfloor heating system throughout floors ground and first

Tenure: Freehold EPC Rating: C

Council Tax Band: C



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX114643 - 0009

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