



West Royd, Halifax, HX3
Halifax

Offers in the Region of
£575,000



Bedrooms: 5 | Bathrooms: 3 | Receptions: 2

Set in the highly desirable village of Lightcliffe, this substantial and unique five-bedroom detached residence offers an exceptional blend of space, comfort, and location. Surrounded by picturesque countryside yet conveniently close to excellent schools and a wide range of local amenities, it presents an ideal setting for modern family living.

All five bedrooms are generously sized doubles, complemented by three beautifully appointed luxury bathrooms designed to a high standard. The property also boasts two elegant reception rooms, providing versatile spaces for both relaxation and entertaining.

Externally, a large rear garden offers a private outdoor retreat, perfect for family enjoyment or hosting guests. A double garage and two separate driveways provide ample off-road parking for up to three vehicles, adding further practicality to this impressive home.

This is a rare opportunity to acquire a spacious and well-appointed property in one of the area's most sought-after locations. The true size and specification of this property can only be appreciated by internal viewing.

Ground Floor:

Entrance Hallway

Enter this elegant home via a composite door way into the hallway with solid wood flooring. Access to Living room, Dining room, Kitchen, ground-floor bedrooms and house bathroom. Benefitting from a walk in cloakroom/cupboard. Stairs rise to first floor accommodation.

Living Room

A large living room with a luxurious carpet and an inset feature stove with wood lintel above provide an ideal focal point. Two large PVCu leaded windows provide and abundance of natural light.

Kitchen

This kitchen truly is the hub of the home, having luxury vinyl flooring and bi-fold doors leading out to the private rear garden. There are cream hi-gloss matching wall and base units, granite work-surfaces, a dishwasher, a stainless steel sink, an Aga and a space for an American fridge/freezer. A feature island with seating for two people and ample underneath storage complete this luxury kitchen. Two PVCu windows, one overlooking the rear garden and one to the side.





Dining Room

A large dining room with solid wood flooring. A gas fire on a marble hearth with marble surround takes pride of place along with feature shelving. There are two PVCu windows, one to the side and one to the front aspect allowing an abundance of natural light. This is truly a wonderful room to dine with family or to entertain guests.

Master Bedroom

To the front of the property is this spacious master bedroom with sold oak fitted wardrobes. PVCu window to front aspect. Access to en-suite

En-Suite

A luxury fully tiled en-suite with tiled flooring. Comprising of: a concealed cistern WC an inset wash basin with vanity unit and a feature wall mirror. There is a large walk in shower with glass panels. Benefitting from a chrome towel rail.

Bedroom Two

A second double bedroom with fitted wardrobes. Two PVCu windows, one to the side and one to rear overlooking the rear garden.

House Bathroom

A large luxury fully tiled house bathroom with tiled flooring. Comprising of: a WC, a wash basin, a large bath and a walk in shower with glass panels, rain-head shower and hand held shower attachment. Two PVCu privacy windows to rear. Benefitting from a chrome towel rail and an illuminated wall mirror.

First Floor:

Landing

A stylish staircase with an oak and chrome balustrade and large picture window overlooking the rear garden takes you to the first floor accommodation. This large landing is currently being utilised as an office and gives access to a further three bedrooms and a bathroom. Benefitting from under eaves storage and two Velux windows.





Bedroom Three

A third double bedroom with a Velux window and under eaves storage.

Bedroom Four

A fourth double bedroom with two Velux windows.

Bedroom Five

A fifth double bedroom again with under eaves storage, a feature round window and two Velux windows.

Bathroom

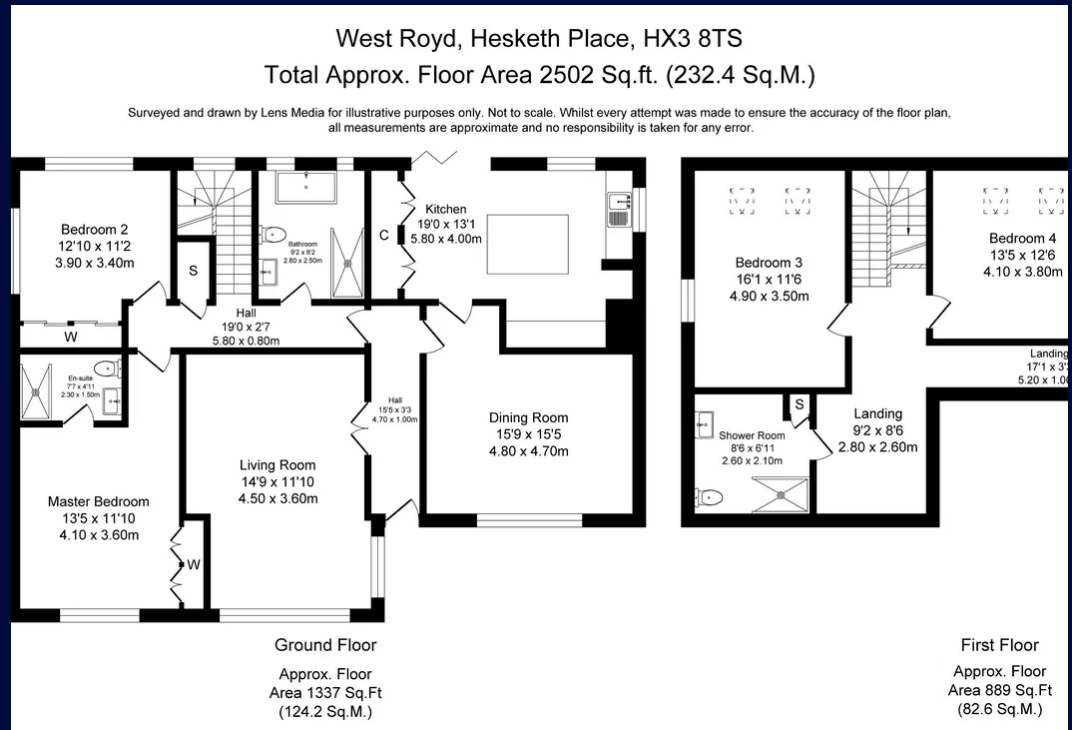
A luxury fully tiled bathroom with luxury vinyl flooring. Comprising of: a concealed cistern WC, a wash basin with vanity unit and a large walk in shower with glass panels, rain-head shower and hand held attachment. Benefitting from a ceramic towel rail, a large walk in storage cupboard and a Velux window.

Exterior

To the rear of the property is an enclosed large garden with a lawn, herbaceous borders a fruit patch and a greenhouse. There is an Indian stone patio area and a further tarmac patio area providing the ideal spot to relax with family or entertain guests.

To the front there are two driveways, one with a block paved driveway (off-road parking for two/three cars) leading to a double garage and a tarmac driveway providing one car parking space. A paved pathway leads to the front door with two lawns to either side with borders.







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