



Gate Head Lane, Halifax, HX4 8QS  
£575,000

**E&H** Holmes  
ESTATE AGENTS

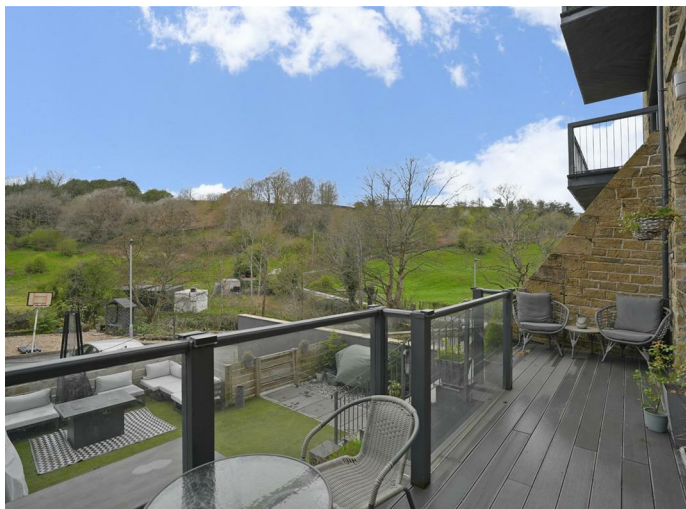
Set within an exclusive enclave and surrounded by open countryside with a picturesque brook, this property is a stunning six-bedroom, five-bathroom residence built in 2020, offering exceptional space (over 3000sq ft) and contemporary luxury.

The property beautifully blends modern design with original mill-style character, featuring exposed beams and pillars that add charm and authenticity throughout. At the heart of the home is a luxurious open-plan living, dining, and kitchen space, finished with high-quality contemporary fittings—perfect for both everyday living and entertaining.

There are four generously sized en-suite bedrooms in total, including an impressive principal suite boasting a mezzanine level, a walk-in wardrobe, and a beautifully appointed luxury en-suite bathroom. The remaining bedrooms are well-proportioned and ideal for family living or guest accommodation.

A standout feature is the expansive basement level, with both internal and external access, offering excellent potential to create a self-contained annexe or additional living space, subject to the necessary planning permissions.

Combining stylish modern living with an idyllic semi-rural setting, this unique home offers privacy, character, and versatility in equal measure.



## Ground Floor:

### Entrance Vestibule

Built in storage. Underfloor heating. UPVC double glazed door to front elevation.

### Entrance Hall

Underfloor heating. UPVC double glazed door to rear elevation.

### Cloakroom

Wash hand basin. Low flush W.C. Underfloor heating.

### Living / Dining Kitchen 30'9" x 17'6" (9.379 x 5.351)

Fitted kitchen with wall and base units. Large island with seating. Composite one and a half bowl sink. Eye level electric oven and eye level combination oven with warming drawer. Gas hob. Integrated dishwasher. Integrated fridge / freezer. Integrated wine fridge. Exposed beams. Underfloor heating. UPVC double glazed French doors leading to rear garden. Two UPVC double glazed windows to front and rear elevations.

## Lower Ground Floor:

### Basement Room 27'8" x 24'10" (8.433 x 7.581)

A large multi purpose room with its own external access, along with internal access from the main house. There is potential for subdivision into smaller rooms however is currently utilised as a open plan family room and gym with a small utility area to one corner.

## First Floor:

### Landing

Stairs leading from Entrance Hall.

### Bedroom Five 10'9" x 9'0" (3.302 x 2.749)

Radiator. UPVC double glazed window to front elevation.

### Bedroom Three 16'0" x 14'9" (4.882 x 4.501)

Radiator. Two UPVC double glazed windows to front elevation.

### En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Fully tiled. Chrome towel radiator.

### Bedroom Two 9'6" x 16'5" + 5'10" x 9'0" (2.910 x 5.012 + 1.799 x 2.745)

Walk-in wardrobe. Two radiators. Two UPVC double glazed windows to rear elevation.

### Jack & Jill En-Suite / House Bathroom

Doors from Bedroom Two and Landing. Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Partially tiled. Chrome towel radiator.

## Second Floor:

### Landing

Stairs from First Floor Landing.

### Master Bedroom 16'9" x 16'0" (5.107 x 4.901)

Exposed beams. Stairs leading to mezzanine floor. Two radiators. Two UPVC double glazed windows to rear elevation.

### Mezzanine 11'11" x 7'7" (3.639 x 2.335)

### Walk-in Wardrobe

### En-Suite

Twin wash hand basins. Low flush W.C. Bath. Partially tiled. Exposed beam. UPVC double glazed window to rear elevation.

### Bedroom Four 16'0" x 8'6" (4.901 x 2.60)

Exposed beams. Stairs leading to mezzanine floor. Radiator. Two UPVC double glazed windows to front elevation.

### Mezzanine 10'10" x 16'8" max (3.316 x 5.090 max)

Exposed beams.

### En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Fully tiled. Chrome towel radiator.

### Bedroom Six 10'9" x 9'0" (3.300 x 2.748)

Radiator. UPVC double glazed window to front elevation.

### Parking

Driveway to rear with parking for two+ cars. EV charger. Driveway to front with parking for one car.

### Front Garden

Lawn garden.

## Rear Garden

Composite decked seating area with glass balustrade. Steps leading to artificial lawn garden. Power, lighting and outside tap.

## Council Tax Band

E

## Location

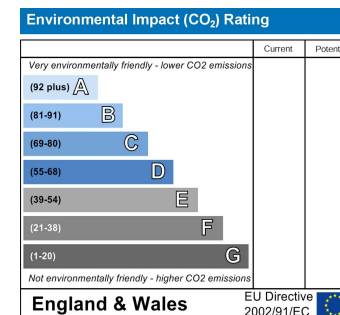
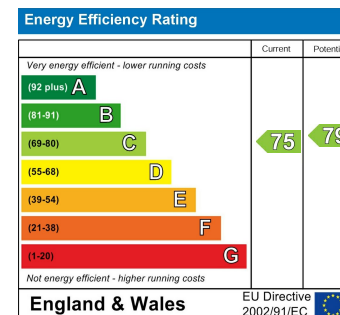
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is: spends.monday.also

## Disclaimer

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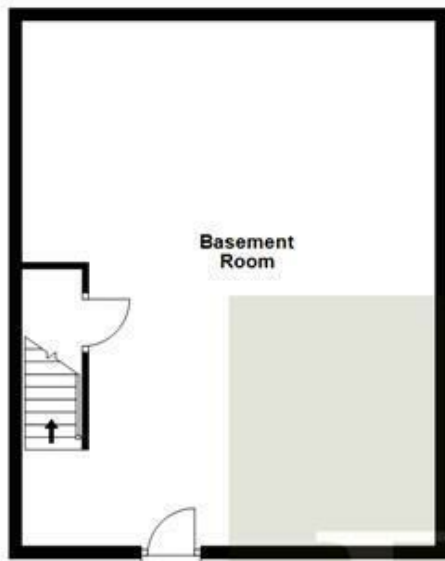
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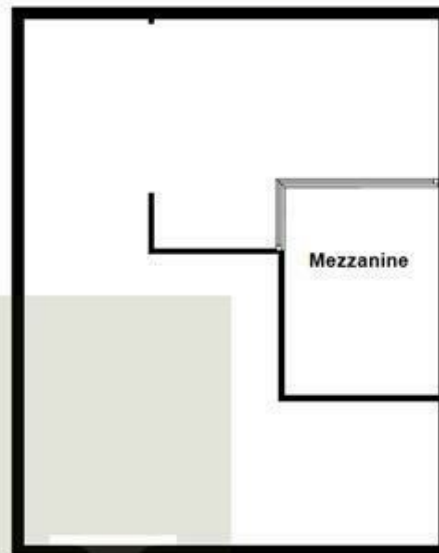




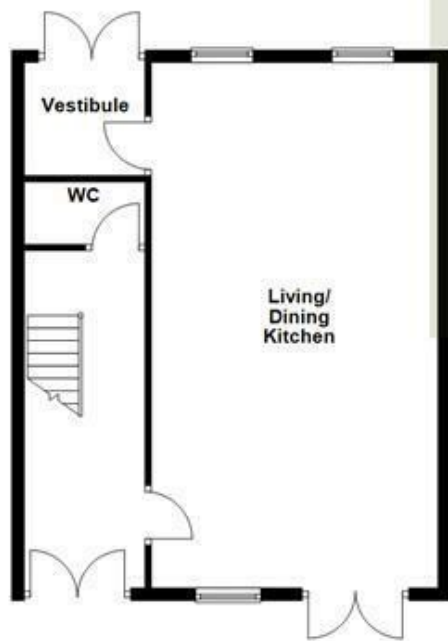
Lower Ground Floor



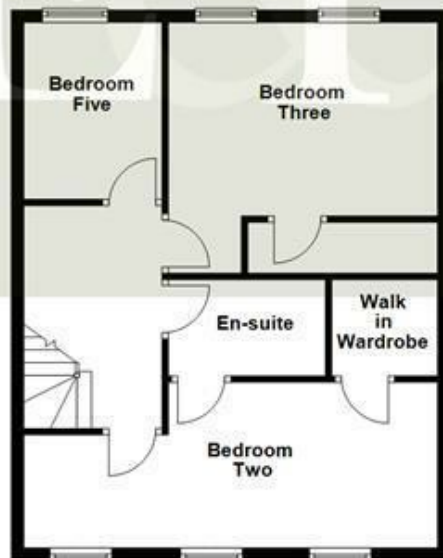
Mezzanine



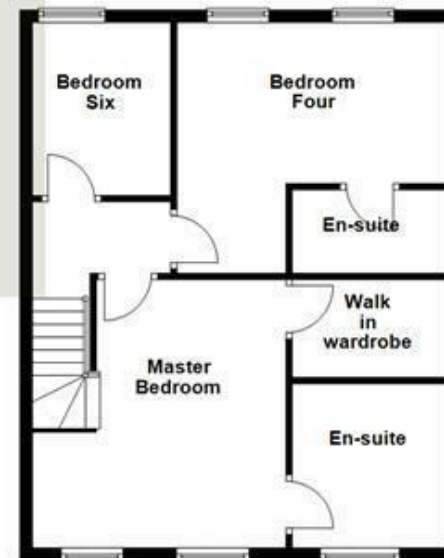
Ground Floor



First Floor



Second Floor



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

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