



Woodfield Drive, Halifax, HX4 8NZ
£700,000

E&H Edkins Holmes
ESTATE AGENTS

An exceptional and luxurious five-bedroom detached family home, finished to an outstanding standard throughout and set within a highly desirable residential location.

The heart of the home is the stunning open-plan living, dining and kitchen space, featuring high-end fixtures and fittings, a large central island and a contemporary log burner, creating both a stylish and welcoming environment. An additional separate lounge provides versatile living accommodation, and the ground floor accommodation is complemented by a utility room and cloakroom. along with access to the gym.

The integral garage has been expertly converted into a sleek and modern gym space, ideal for home fitness or alternative uses.

Upstairs, the impressive principal bedroom benefits from a dedicated dressing room and a luxurious en-suite featuring a steam-room shower. A second bedroom also enjoys its own en-suite, alongside three further well-proportioned bedrooms and a beautifully appointed house bathroom.

Externally, the property boasts an attractive, landscaped rear garden with artificial lawn, patio seating areas and charming dry-stone walling. To the front, a block-paved driveway provides ample off-road parking for multiple vehicles and includes an electric vehicle charging point.

A truly outstanding home offering contemporary living, generous space and exceptional attention to detail.



Entrance Hall

Understairs cupboard. Radiator. Composite door to front elevation.

Cloakroom

Wash hand basin. Low flush W.C. Chrome towel radiator. UPVC double glazed window to side elevation.

Lounge 18'6" x 11'0" (5.661 x 3.363)

Media wall with log effect fire. Double doors leading to kitchen. Two radiators. UPVC double glazed window to front elevation.

Living / Dining Kitchen 23'3" max x 27'7" max (7.098 max x 8.429 max)

Fitted kitchen with a range of wall and base units. Island. Undercounter one bowl sink. Electric eye level oven. Eye level combination microwave oven with warming drawer. Induction hob. Pop up extractor. Integrated Miele dishwasher. Integrated fridge / freezer. Log burner. Two radiators. Three Velux. Two tri-fold aluminium doors.

Utility Room 13'7" x 5'6" (4.156 x 1.700)

Access to integral garage. Base units. Plumbing for washing machine. Stable door to rear elevation.

Galleried Landing

Stairs leading from Entrance Hall. Loft access via pull down ladder.

Bedroom One 11'3" x 16'10" (3.435 x 5.154)

Radiator. UPVC double glazed French doors with Juliet balcony. Two UPVC double glazed windows to front elevation.

En-Suite

Wash hand basin. Low flush W.C. Shower cubicle / steam room. Partially tiled. Chrome towel radiator. Velux. UPVC double glazed window to rear elevation.

Walk-in Wardrobe 5'11" x 6'11" (1.816 x 2.114)

Bedroom Two 11'4" x 10'11" (3.476 x 3.342)

Radiator. UPVC double glazed window to front elevation.

En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Partially tiled. Chrome towel radiator. Extractor fan.

Bedroom Three 8'3" x 10'9" (2.529 x 3.294)

Radiator. UPVC double glazed window to rear elevation.

Bedroom Four 9'11" x 9'1" (3.034 x 2.770)

Radiator. UPVC double glazed window to rear elevation.

Bedroom Five 6'2" x 8'11" (1.894 x 2.727)

Radiator. UPVC double glazed window to front elevation.

Bathroom

Wash hand basin. Low flush W.C. Double ended bath with mixer taps. Walk-in shower. Partially tiled. Chrome towel radiator. Extractor fan. Two UPVC double glazed window to side elevation.

Gym 16'11" max x 16'9" (5.165 max x 5.124)

Converted Integral garage. Cupboard housing boiler.

Parking

Block paved driveway with two insurance approved rise and fall security bollards.
Access to electric charging point.

Front Garden

Open lawn.

Rear Garden

Tiered garden with patio and artificial lawn areas and attractive planting. Hot and cold outside taps.

Council Tax Band

F

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:
owls.files.serves

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