

Chapters



**DODGSON HOUSE MOOR END ROAD
HALIFAX**

**£479,950
FREEHOLD**

This individually designed and built detached home Dodgson House on Moor End Road offers a rare opportunity to purchase a property of outstanding quality and character. Set over three floors and finished to an exceptional standard throughout, the attention to detail and craftsmanship is evident in every space. The property boasts four generous double bedrooms, with the master suite featuring a stylish en-suite. A luxurious four-piece family bathroom, a convenient downstairs WC, and an additional hidden WC on the top floor provide ample facilities for family living. Designed with practicality in mind, bespoke built-in storage can be found in most rooms, maximising space while maintaining a sleek, modern finish. Externally, the home continues to impress. A large detached garage includes an upper floor that offers excellent potential as a home office, studio, or workshop. The property is set behind secure electric gates with a driveway providing ample parking, complemented by a decked seating area perfect for relaxing or entertaining. This truly unique home must be viewed to be fully appreciated. Rarely do properties of this scale, quality, and individuality come to market in this location.



- Perfect family home • Detached double garage • No onward chain • Good transport links • Beautifully presented

Entrance

Access through a composite door with staircase to the first floor, door to the WC and kitchen and further door to:

Living Dining Room

23'10" x 21'3"

This large open plan living dining room has multiple double glazed windows letting in plenty of natural light, a bespoke fitted office space with a worktop and a feature window seat overlooking the garden with another double glazed window. Feature panelled walls, karndean flooring with under floor heating, bespoke fitted shelving creates a clever divide in the room and further bespoke fitted storage cupboards.

Kitchen

21'6" x 10'10"

This large modern kitchen has matching wall and base units with solid wood work surfaces extending to a breakfast bar incorporating a ceramic sink and drainer. Integrated appliances include a dishwasher, fridge freezer and free standing range gas cooker with hob and extractor hood. Double glazed window to the front and rear of the property, there is a slate floor with under floor heating and door to:



Utility Room

4'0" x 10'10"

The utility room has a storage cupboard and small work surface with plumbing for a washing machine and space for a tumble dryer. Door leads to the rear of the property.

WC

3'3" x 6'1"

The downstairs WC has a wash basin and low flush WC along with inset spotlighting.

First Floor Landing

Spacious landing with frosted double glazed window, radiator and the staircase leading to the second floor.

Bedroom One

10'10" x 17'8"

A large double bedroom with one double glazed window to the front of the property and two to the side, a radiator and fitted wardrobes with mirrored doors. There is a sliding door leading to the En-Suite bathroom.



- Underfloor heating • Desirable area • Woodland views • Parking for multiple vehicles • Spacious south facing garden

En-Suite

3'9" x 10'10"

Modern En-Suite with fully tiled walls and floors, WC, wash basin set to a vanity unit, a double shower cubicle with dual shower heads, a frosted double glazed window, inset spotlighting and radiator.

Bedroom Two

10'11" x 14'8"

Further large double bedroom with double glazed window to the side of the property, a radiator and plenty of built in storage.

Bedroom Three

10'7" x 10'0"

Double bedroom with two double glazed windows allowing for extra light, a radiator and fitted mirrored wardrobes to the side giving ample storage space.

Family Bathroom

6'6" x 9'10"

This large family bathroom has fully tiled walls and flooring, inset spotlighting, bath with tiled front, walk in shower cubicle, wash basin and a low flush WC. There is a double glazed frosted window and radiator.

Second Floor

8'0" x 8'0"

To the top of the stairs there is a landing area currently used as an office space with a double glazed window to the side and Velux window and far reaching views. Built in storage space and additional unique storage with mirrored doors which when opening leads to:

WC

3'8" x 4'9"

Comprising wash basin and low flush WC with a Velux double glazed window.

Bedroom Four

15'6" x 10'1"

A spacious bedroom with two double glazed windows with dual aspect, radiator built in storage and a fitted wardrobe to the sides.

External

To the front of the property there is a large paved area that allows parking for multiple cars. To the rear of the property is a large south facing garden overlooking woodlands and wraps around the property and this comprises of a good sized artificial lawn, decked



seating area, play area and bespoke built Wendy house.

Electric gates offering further parking which leads to:

Detached Garage

17'11" x 26'6"

A large detached garage leading from the gated driveway, offers more parking and a great storage, there are windows in the garage and an upstairs area that can be used as an additional workshop or office area.

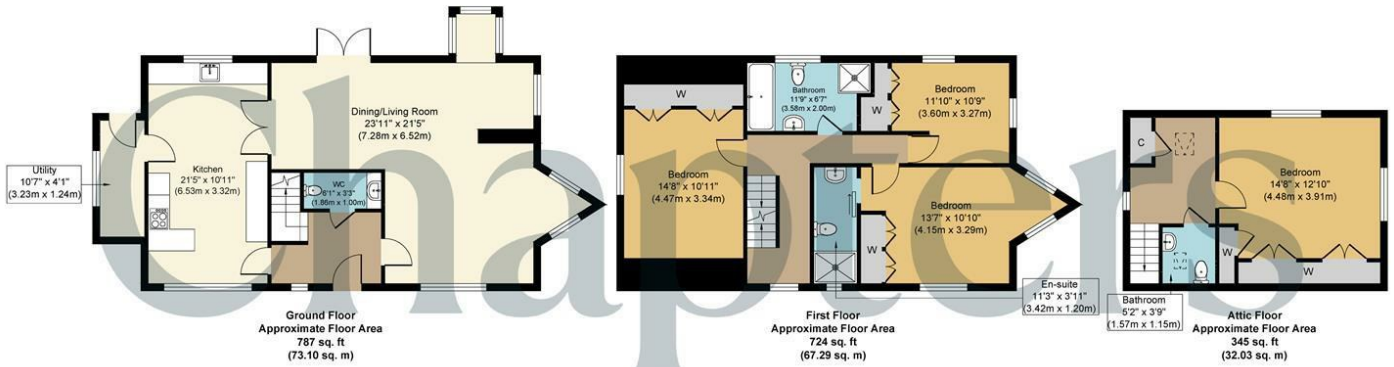




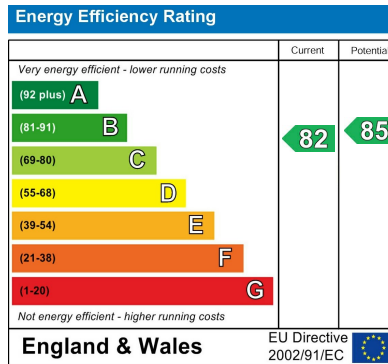
Additional Information

Local Authority -
Council Tax - Band
Viewings - By Appointment
Only

Floor Area - sq ft
Tenure - Freehold



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Chapters
40 Wharf Street
Sowerby Bridge
HX6 2AE

01422 652 317
hello@chaptersgroup.co.uk
<https://chaptersgroup.co.uk/>

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