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The Country, Period





The Hawthorns

24 Pinnar Lane
Halifax
HX3 9QT

Guide price: £500,000

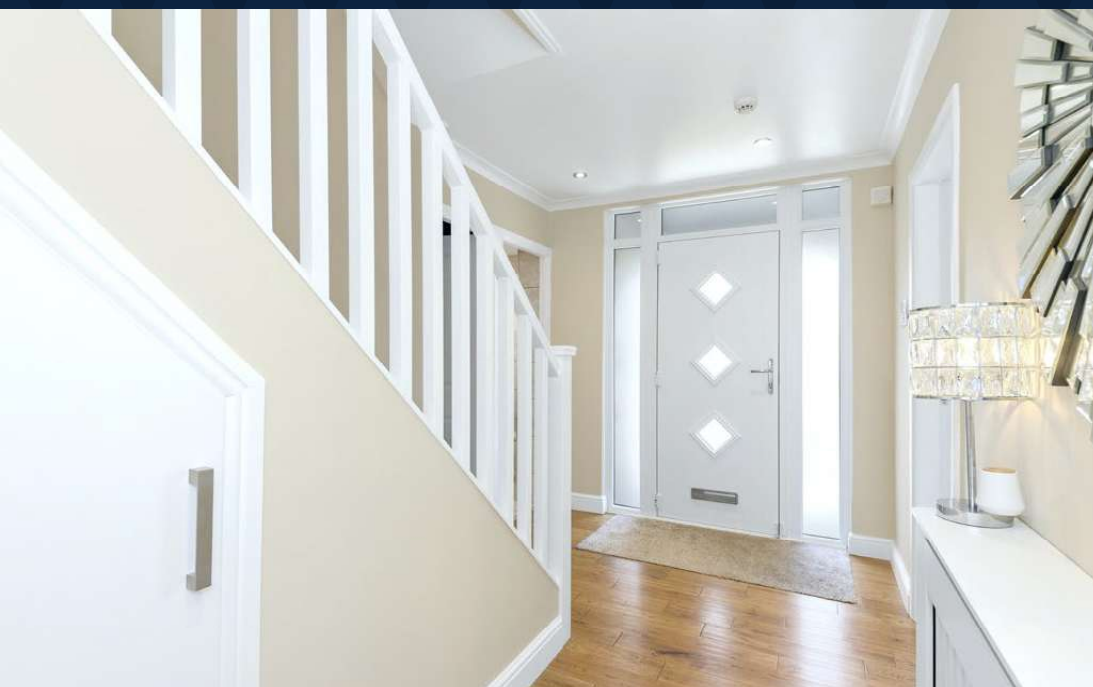
At a glance

- Detached four-bedroom family home
- Spacious lounge with glazed doors
- Contemporary kitchen with bi-fold doors
- Dining room with bi-fold doors
- Versatile snug that could also be used as a study
- Spacious and luxurious principal bedroom
- Three further double bedrooms
- Double garage and gated driveway
- Landscaped rear garden with lawn
- Excellent access to Halifax, s

Charnock Bates



A spacious and beautiful four-bedroom family home, a sought-after residence.



Occupying a desirable position in one of the most popular residential areas, this is an impressive detached family home offering excellent accommodation designed for modern living.

Beautifully presented throughout, the property features a spacious living area, a modern kitchen, a luxurious principal suite, and a bathroom, all suited to everyday family life and entertaining.

Thoughtfully arranged over two floors, the property offers flexibility, with multiple living spaces and a large garden on the ground floor if required.



Ground floor

The welcoming entrance hallway offers practicality, with a useful cloakroom for shoes, alongside a convenient storage area.

The lounge is a wonderfully bright space where the large window fills the room with natural light, creating a warm, comfortable atmosphere, perfect for relaxing or entertaining.

Positioned to overlook the garden, the lounge opens directly onto the decking, making it ideal for outdoor living in the warmer months.

The contemporary kitchen has been designed for modern family life, featuring sleek cabinetry and a breakfast bar, complemented by a breakfast nook for informal dining, morning coffee, or a quick meal prepared. Integrated appliances include a range cooker, and extractor hood, and access to a garage, which also offers space for storage.

Completing the ground floor is a versatile room with timber panelling that creates a warm atmosphere, opening directly onto the garden, and the perfect space for a home office, or playroom.











First floor

The principal suite provides an impressive proportions, a dual-aspect outlook, and built-in wardrobes. The luxurious ensuite includes a walk-in shower, floating vanity unit, WC, and heated towel rail.

Three further double bedrooms are available, ideal for growing families or visiting friends.

The family bathroom is finished to a high standard, featuring a separate rainfall shower with hand shower, heated towel rail, and heated towel rail.









Externals

To the front, gated access opens up a driveway for several cars, alongside a small parking area.

The rear garden has been designed to provide a substantial decked terrace providing a full outdoor living space while the adjoining patio offers full sun and is bordered by attractive raised planters. The garden backdrop throughout the seasons.



Key information

- **Fixtures and fittings:**
Only fixtures and fittings mentioned in the particulars of sale are included in the sale.
- **Wayleaves, easements and rights:**
The sale is subject to all of the rights, wayleaves and easements mentioned in these particulars of sale.

TENURE	Freehold
CONSTRUCTION	Stone
PROPERTY TYPE	Detached
PARKING	Double garage, at least six parking spaces
LOCAL AUTHORITY	Calderdale
COUNCIL TAX	Band E
EPC RATING	D
ELECTRICITY SUPPLY	Mains
GAS SUPPLY	Mains
WATER SUPPLY	Mains
SEWERAGE	Mains
HEATING	Gas central heating
BROADBAND	BT Fibre
MOBILE SIGNAL	Good coverage (Ofcom)

Location

The Hawthorns is a well-established residential development situated off Pinnar Lane, one of Halifax's most desirable locations for family living. The area enjoys easy access to highly regarded schools, everyday amenities, supermarkets, and leisure facilities, while Halifax town centre is only a short drive away.

For commuters, excellent road links connect to the M62, providing convenient access to Leeds, Manchester, Huddersfield, and Bradford. Halifax railway station also offers regular services to Leeds, Manchester, and London, making the property well placed for both regional and national travel.

Combining generous living space, flexible accommodation, and an excellent location, The Hawthorns presents a superb opportunity for families seeking a home ready to enjoy from day one.

Viewing is essential to fully appreciate the unique nature of this property.



Get in touch to arrange a viewing

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Floor plans

Ground floor

First floor



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Total approximate floor area:
2,208 sqft (205.26m²)
(inc Garage)

Please note: All measurements are approximate and for guidance only. While every effort is made to ensure accuracy, they must not be relied on. Interpretation of measurements is at the buyer's discretion and it must not be inferred that any item shown is included.



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