



31 Southedge Close  
Hipperholme, Halifax, HX3 8DW

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Four-bedroom detached home with  
spacious living areas, beautiful gardens,  
and far-reaching views



**Charnock Bates**

The Country, Period & Fine Home Specialist









31 Southedge Close  
Hipperholme  
Halifax  
HX3 8DW

Offers in the region of: £745,000

## At a glance

- **Four-bedroom detached home in sought-after Hipperholme**
- **Dual-aspect lounge with living flame gas fire**
- **Contemporary kitchen with island, breakfast bar and Bosch integrated appliances**
- **Dining room with connecting doors to kitchen, perfect for entertaining**
- **Snug/office ideal for home working**
- **Principal bedroom suite with walk-in wardrobe and ensuite shower room**
- **Second ensuite bedroom with dual-aspect windows**
- **Landscaped rear garden with Indian sandstone patio, lawn and decked seating area**
- **Double garage with electric up-and-over door and utility room with garden access**
- **Close to excellent schools and village amenities**

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Four-bedroom detached home with spacious living areas, beautiful gardens, and far-reaching views

Tucked away in a quiet residential setting in Hipperholme, 31 Southedge Close is a beautifully presented four-bedroom detached home offering flexible living, thoughtfully designed interiors, and lovely outdoor space.

With its bright and versatile accommodation, landscaped gardens, and views across meadows and hillside, this property combines modern comfort with a tranquil, family-friendly setting.



## Ground floor

The property opens to a welcoming entrance hall with under-stairs storage and access to the principal living spaces.

### Lounge

A generous dual-aspect lounge with a living flame gas fire provides a warm and inviting family space, filled with natural light.

### Dining room

With double doors to the kitchen, this room can be closed off for intimate dining or opened up to create a free-flowing entertaining space.

### Kitchen

The heart of the home, this stylish kitchen is fitted with gloss wall, drawer, and base units, a pull-out pantry, and a central island with a breakfast bar for four. A wood burner and four skylights add character and light, while French doors open directly to the garden. Integrated Bosch appliances include a microwave, induction hob, oven and grill, fridge freezer, and dishwasher.

### Snug/Office

A versatile reception room, ideal as a cosy snug or home office.

### Utility and WC

Practical utility with storage, sink and drainer, plumbing for laundry appliances, and internal access to the double garage. A separate WC completes the ground floor.





















## First floor

### Principal suite

A spacious double bedroom with views across the rear garden, meadow, and hillside. The room benefits from a walk-in wardrobe with shelving and rails, and an ensuite shower room with WC, sink, heated towel rail, and shower.

### Second double bedroom

A large dual-aspect room with plush carpets, filled with natural light. Includes an ensuite with WC and sink, as well as a walk-in storage cupboard.

### Two further bedrooms

One spacious double bedroom offering potential for ensuite or walk-in wardrobe, and one smaller double (or large single).

### Family bathroom

Fitted with bath, shower, WC, sink, and heated towel rail.













## External

### Front

A driveway leads to the integral double garage with electric up-and-over door.

### Rear

The rear garden offers a wonderful balance of relaxation and practicality, featuring a sandstone patio, decked seating area, and a lawn edged by flowers and shrubbery. A shed with electricity and fire provides additional storage and versatility, while a small parcel of land behind offers the perfect space for composting.











## Key information

- **Fixtures and fittings:**  
Only fixtures and fittings mentioned in the sales particulars are included in the sale.
- **Wayleaves, easements and rights of way:**  
The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

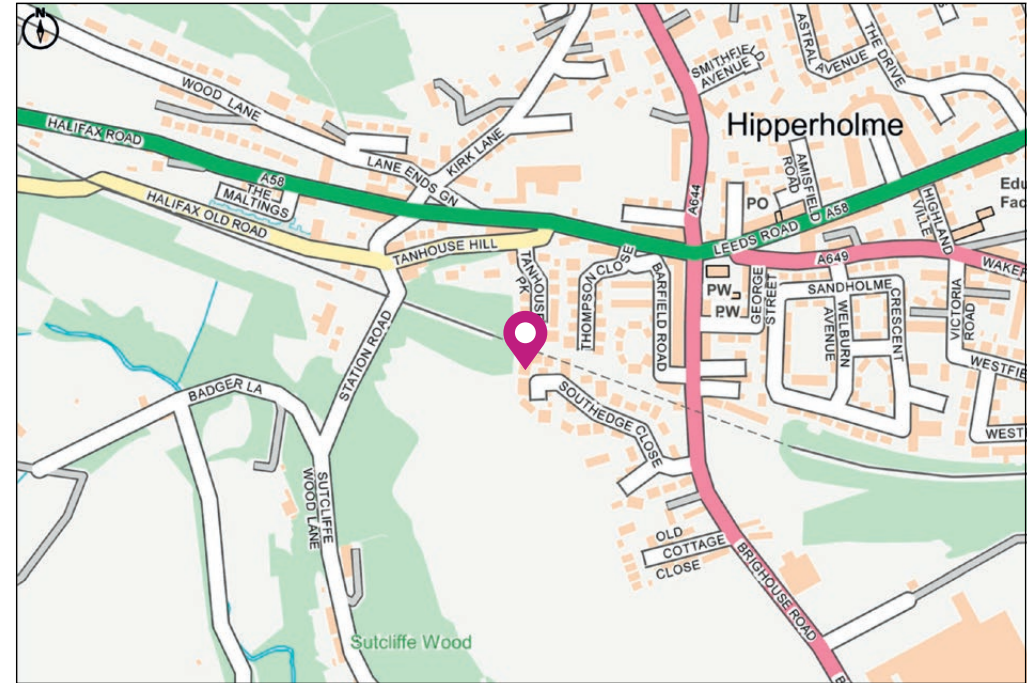
TENURE	Freehold
CONSTRUCTION	Stone
PROPERTY TYPE	Detached
PARKING	Two cars in double garage, plus another two to three cars on driveway
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band F
ELECTRICITY SUPPLY	British Gas
GAS SUPPLY	British Gas
WATER SUPPLY	Yorkshire Water
SEWERAGE	Yorkshire Water
HEATING	Gas central heating, wood burner in kitchen
BROADBAND	BT
MOBILE SIGNAL	Good coverage



## Location

Situated in the popular village of Hipperholme, this home enjoys a quiet residential position while being within easy reach of local amenities, well-regarded schools, and commuter links to Halifax, Leeds and Manchester. The property also benefits from access to countryside walks and open spaces right on the doorstep, combining convenience with a semi-rural lifestyle.

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



Get in touch to arrange your private tour today.

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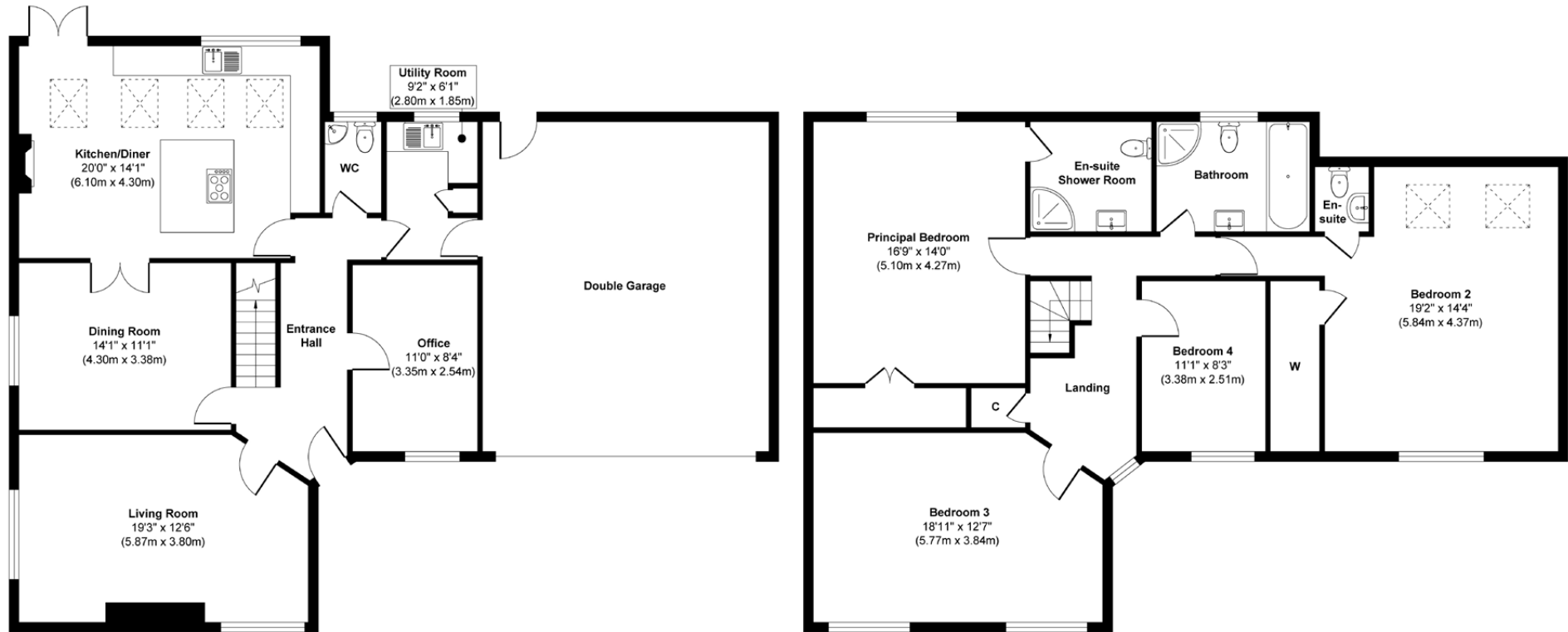




# Floor plans

Ground floor

First floor



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Total approximate floor area:  
**2,249 sqft (209.02m<sup>2</sup>)**  
(excluding Garage)

Please note: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.





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