

Charnock Bates



• Sunnyleigh • St. Giles Road

Halifax

This elegant home features a welcoming entrance hall leading to two spacious reception rooms—one a cozy living area with a gas fire, the other a versatile space for dining or work. The extended kitchen, filled with natural light, boasts bespoke cabinetry, quartz worktops, a Range oven, and modern appliances, with underfloor heating for added comfort. A utility room provides extra storage and garden access, while a fully tanked cellar offers flexible additional space.

Upstairs, the main bedroom includes a charming fireplace and a stylish en-suite. A second double bedroom and a cozy single room share a luxurious family bathroom with a freestanding bath and walk-in shower. Blending period charm with modern comforts, this home is a perfect family retreat.

Externally, this beautifully designed property enjoys a well-appointed outdoor space, perfectly positioned just off the driveway. Bathed in sunlight throughout the warmer months, the garden serves as a serene retreat and a secure play area for children. A charming upper-level patio, framed by elegant dry-stone walling, creates a delightful setting for alfresco dining or morning coffee. The lower section of the garden features a lush astroturf lawn, offering a versatile space for outdoor gatherings, entertaining, or relaxation. Thoughtfully designed, this outdoor haven combines practicality with aesthetic appeal, making it a true extension of the home's living space.

Location

The property is positioned on St Giles Road ideally situated for a wide range of amenities in Hipperholme that includes a number of independent retailers along with a Tesco Express and Co-op, doctors' surgery and a number of established restaurants and traditional public houses. The area is extremely popular with families as the area boasts numerous local leisure facilities including Lightcliffe Golf Club, Brighouse swimming baths and the surrounding local countryside has numerous public footpaths and bridleways ideal for keen walkers, cyclists, and those with equestrian interests. The area also boasts excellent commuter links

with access to the M62 motorway network providing road links to the northern business centres of Leeds and Manchester, whilst rail services are available from Brighouse and Halifax providing regular connecting services across the UK.

General Information

Access to this wonderful double-fronted family home is gained through a solid timber and stained-glass door. Upon entry, you are welcomed into a beautifully decorated entrance hall with decorative tiled flooring and an open, airy feel. The staircase ahead leads to the first-floor accommodation, while two reception rooms flank either side of the hallway. Straight ahead is the downstairs w/c finished with wall mounted sink.

The reception room to the left serves as the main living area, thoughtfully designed by the current vendor to create a warm and inviting atmosphere. A gas fire set within a marble surround acts as a striking focal point, while bespoke wooden window shutters provide privacy without compromising the natural light that floods the space throughout the day.

To the right, the second reception room is currently used as an office but offers excellent versatility as a dining or entertainment area. This space seamlessly connects to the newly extended kitchen and utility area, featuring built-in cabinetry and a delightful garden view.

The kitchen is a stunning highlight of the home, bathed in natural light from overhead skylights. Fully fitted with bespoke-designed base, wall, and drawer units, it boasts contrasting quartz worktops that enhance both luxury and durability. A Range oven is housed within a striking over-mantle, adding character and maximizing storage. Additional features include an integrated dishwasher, a double Belfast sink with a mixer tap, breakfast island with integrated wine fridge and space with power provisions for an American-style fridge freezer. The kitchen is further enhanced by wet underfloor heating, ensuring comfort throughout the year.



HALIFAX

Property House, Lister Lane, Halifax HX1 5AS

☎ 01422 380100

RIPONDEN

250 Halifax Road, Ripponden HX6 4BG

☎ 01422 823777

HUDDERSFIELD

Oak House, New North Road, Huddersfield HD1 5LG

☎ 01484 903000

LONDON

21 Park Lane, Mayfair, W1K 7AG

