



Whinney Field, Halifax, HX3 0NP
£650,000

E & H
Edkins Holmes
ESTATE AGENTS

Elegant Victorian Living in Prestigious Skircoat Green

Tucked away on a peaceful private cul-de-sac, 6 Whinney Field is a substantial six-bedroom Victorian home offering over 3,600 sq ft of refined, versatile living space. Positioned on a generous 0.34-acre south-facing plot with mature landscaped gardens, a detached garage and ample off-road parking, this home combines charm and grandeur with everyday comfort.

The impressive entrance leads to interiors rich in period character, with high ceilings, deep skirting boards, intricate cornicing, decorative architraves, and elegant sash windows throughout. The ground floor features two spacious, light-filled reception rooms with floor-to-ceiling windows. The main reception includes French doors to the garden, Mid-century built-in teak units and a striking fire with polished fossil limestone hearth and backplate. A bright, stylish dining kitchen with a large picture window overlooks the garden, whilst a utility and cloakroom/WC complete this floor.

Upstairs, the stunning south-facing master bedroom enjoys delightful views over the garden and features a walk-in dressing room. Three further bedrooms and a family bathroom provide ample space for modern family life. The second floor hosts three large attic rooms offering potential for additional bedrooms, offices or creative studios.

The extensive cellar level offers generous storage and scope for conversion; ideal for a gym, cinema room or wine cellar.



Ground Floor:

Entrance Hall

Welcoming and spacious with original skirting, coving, and cornice. Elegant wooden front door and wrought iron staircase leading to the first floor.

Cloakroom / WC

A stylish WC includes a wash hand basin, low flush WC, towel radiator, and tasteful finishes.

Lounge 16'7" x 20'11" (5.060 x 6.377)

A grand and elegant space with original coving, high skirting boards and stylish Danish teak built-in units. A striking coal-effect floating gas fire with a polished fossil limestone hearth and backplate are a focal point in this room. Floor-to-ceiling sash windows with shutters and original cast iron radiators add period charm. French doors open to the private garden.

Second Reception Room 16'5 x 14'10 (5.00m x 4.52m)

Another generously sized reception room with floor to ceiling sash windows, shutters, original skirting, cornicing, and two original cast iron radiators. Retro style wall-mounted gas fire.

Dining Kitchen 16'7 x 16'1 (5.05m x 4.90m)

A large and light-filled space with a striking picture window offering views over the rear garden. Fitted with wall and base units, sink, gas and electric hob, eye-level oven, integrated fridge, and radiators.

Utility Room 9'11 x 6'11 (3.02m x 2.11m)

Practical and well-equipped with base units, stainless steel sink, integrated washing machine, dishwasher, and freezer. UPVC window to rear.

First Floor:

Landing

Spacious and well-lit with a modern traditional-style radiator, arch window to rear, and wooden staircase leading to attic level.

Bedroom One 16'7" x 20'10" (5.068 x 6.369)

A stunning and impressively sized master suite with dual south-facing sash windows overlooking the large front garden, traditional radiators, and access to Dressing Room:

Dressing Room 10'7" x 7'2" (3.236 x 2.199)

Walk-in space with motion detecting ceiling lights, ideal for wardrobes and storage.

Bedroom Two 16'5" x 13'4" + 5'11" x 7'8" (5.016 x 4.084 + 1.806 x 2.344)

Bright and spacious, overlooking the rear courtyard. Modern traditional style radiators.

Bedroom Three 14'9" to wardrobes x 14'7" (4.510 to wardrobes x 4.470)

Built-in wardrobes and dressing table, modern traditional style radiator, and large south-facing sash window with garden views.

Bedroom Four 10'9" x 6'10" (3.293 x 2.106)

Currently used as a home office. Modern traditional style radiator and large south-facing sash window overlooking the garden.

Bathroom

Stylish and functional, with vanity sink, low flush WC, bath with shower over, full tiling, towel radiator, and double-glazed window to rear.

Second Floor (Attic Rooms)

Landing

Velux window and stair access.

Attic Room One 11'9" x 21'0" (3.586 x 6.404)

Velux window and side window. Spacious and full of potential.

Attic Room Two 11'9" x 14'11" (3.588 x 4.552)

Versatile space with Velux window.

Attic Room Three 11'11" x 21'0" (3.649 x 6.414)

Expansive third room, partly insulated and ready for further conversion.

Garage 19'7" x 12'0" (5.973 x 3.661)

Wooden folding doors. Power. Light.

Parking

Ample parking for multiple vehicles.

Cellar Room One 16'4" x 13'8" (4.992 x 4.184)

Ceramic sink, window to rear. Leads to:

Boiler Room 16'4" x 6'7" (5.00 x 2.01)

House boiler installed in 2024.

Cellar Room Two 16'6" x 21'0" (5.036 x 6.408)

Substantial space for storage or use.

Cellar Room Three 16'5" x 15'0" (5.027 x 4.594)

Another large room with scope for development.

Cellar Room Four 11'5" x 7'0" (3.486 x 2.136)

Front And Side Garden

Generous south-facing lawned gardens with mature trees and planting.

Rear Garden / Courtyard

Private block-paved area with stone walls, mature shrubs, and double wooden gates opening to shared no-through lane.

Council Tax Band

F

Location

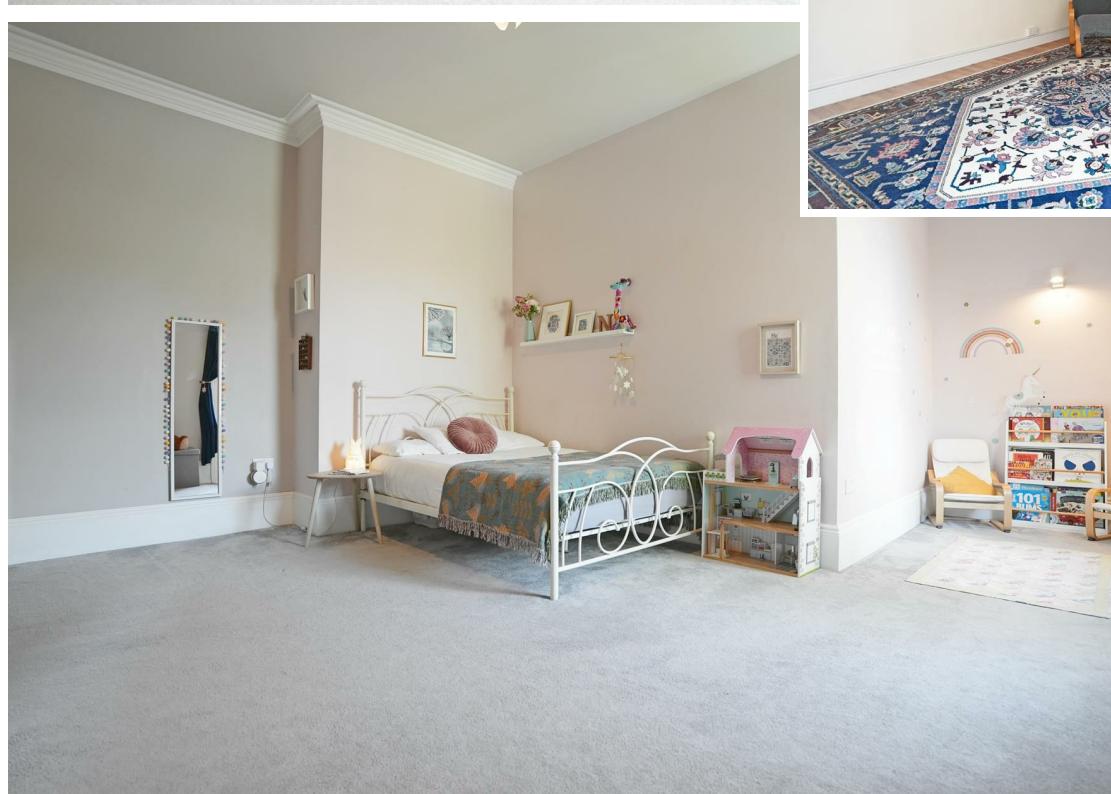
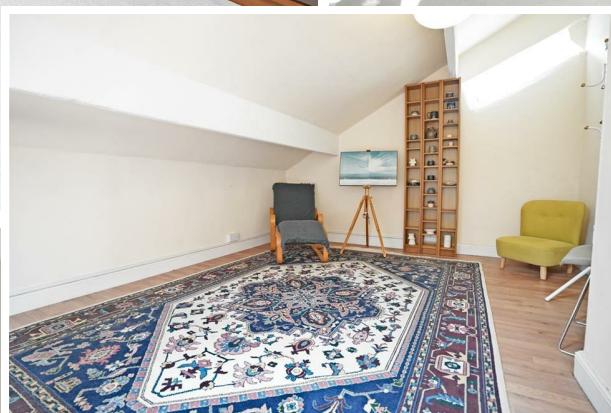
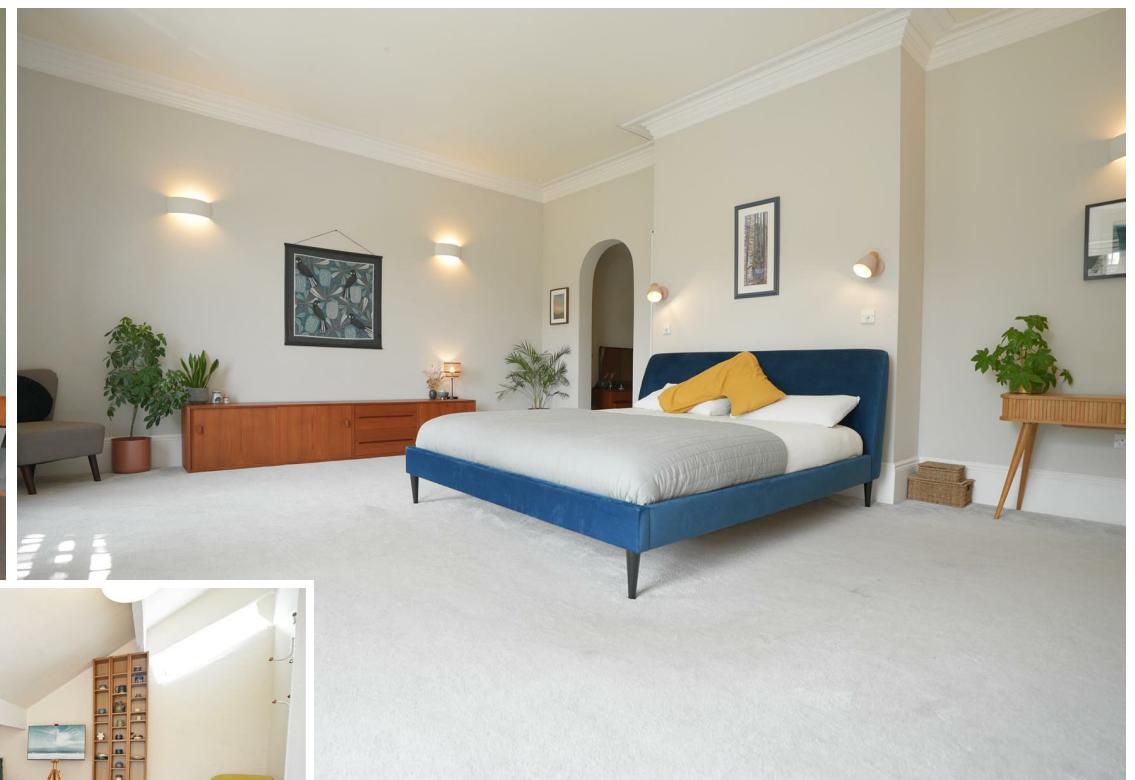
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		







All measurements are approximate and for display purposes only

6a Stainland Rd, West Vale, Halifax, West Yorkshire, HX4 8AD
www.edkinsandholmes.co.uk • 01422 310044