



**Stannage Lane, Halifax, HX3 7BL**  
**£750,000**

**E&H** Holmes  
ESTATE AGENTS

An exceptional architect-designed detached residence of impressive proportions, offering luxurious contemporary living finished to an outstanding specification throughout. Occupying a prestigious position within Windmill Square, this remarkable home is distinguished by its striking curved feature walls, elegant interiors and superbly versatile accommodation.

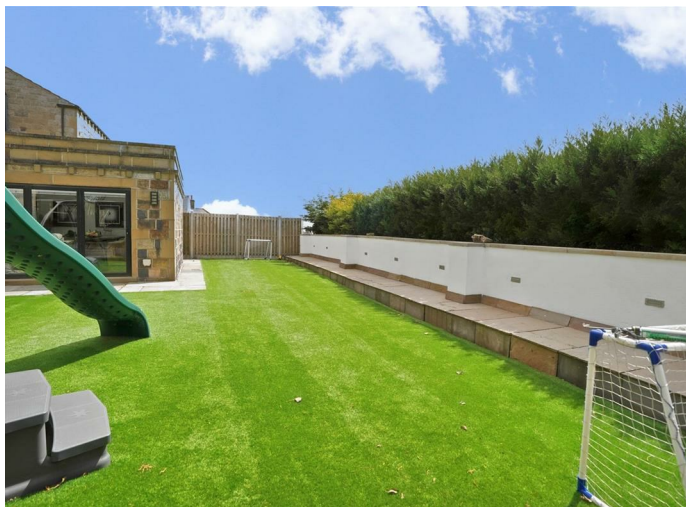
At the heart of the property is a magnificent open-plan kitchen, living and dining space centred around a bespoke high-end German kitchen, creating an ideal environment for both everyday living and entertaining. Complementing this are a separate lounge, an impressive sun room currently utilised as a formal dining room, a dedicated study, cloakroom and utility room.

The principal suite occupies the second floor and provides a truly indulgent retreat, comprising a spacious bedroom with steps descending to an extensive dressing room, luxury en-suite bathroom and walk-in wardrobe. A further bedroom suite (although used as master by the current occupiers) benefits from its own walk-in wardrobe and en-suite facilities, whilst four additional bedrooms offer excellent family accommodation.

Further enhancing the lifestyle appeal of this outstanding home is an integrated garage together with a superb gym complex featuring a steam room and WC.

Externally, the landscaped rear garden has been designed for low-maintenance enjoyment and incorporates generous decking and patio areas, artificial lawn and a hot tub, providing an ideal setting for outdoor entertaining and relaxation.

A rare opportunity to acquire a distinctive and substantial luxury residence finished to an exceptional standard throughout.



## To the Ground Floor:

### Entrance Hall

Understairs cupboard. UPVC double glazed window to side elevation. UPVC double glazed door to front elevation.

### Cloakroom

Wash hand basin. Low flush W.C. Radiator.

### Study 9'7" x 13'5" (2.943 x 4.098)

UPVC double glazed window to side elevation.

### Lounge 14'7" x 19'7" (4.448 x 5.977)

UPVC double glazed window to rear elevation.

### Living / Dining Kitchen 10'8" x 14'11" + 23'0" x 13'3" (3.269 x 4.554 + 7.011 x 4.044)

Bespoke German fitted kitchen with wall and base units. Granite work surfaces. Stainless steel one and a half bowl sink. Two Neff eye level ovens. Six ring gas hob. Faber extractor hood. Integrated dishwasher. Two integrated fridge / freezer. Wiking log burner. Bi-fold door to Sun Room. UPVC double glazed window to front elevation. Two Velux.

### Utility Room

Base units. Butler sink. Granite worksurfaces. Plumbing for washing machine. UPVC double glazed window to side elevation.

### Sun Room 13'5" x 17'6" (4.095 x 5.357)

Lantern roof. Bi-fold doors leading to garden.

## To the First Floor:

### Landing

Stairs from Entrance Hall. UPVC double glazed window.

### Bedroom Two 13'7" x 13'5" (4.154 x 4.094)

Walk-in wardrobe. UPVC double glazed window to rear elevation.

### En-Suite

Twin vanity wash hand basin. Low flush W.C. Rainfall shower cubicle. Designer radiator. Extractor fan. UPVC double glazed window to side elevation.

### Bedroom Three 13'7" x 14'10" (4.164 x 4.537)

UPVC double glazed window to front elevation.

### Bedroom Four 17'7" x 17'5" (5.364 x 5.328)

Currently used as a gym. Two Velux. UPVC double glazed window to side elevation.

### Bedroom Five 14'10" x 13'3" (4.527 x 4.052)

UPVC double glazed window to rear elevation.

### Bedroom Six 10'9" x 10'7" (3.282 x 3.250)

Window seat with built in storage. UPVC double glazed window to front elevation.

### Bathroom

Wash hand basin. Low flush W.C. Spa bath with mixer taps and rainfall shower over. Built in T.V. Designer towel radiator. UPVC double glazed window.

## To the Second Floor:

### Landing

Undereaves storage. Velux. UPVC double glazed window.

### Bedroom 18'11" x 19'6" (5.783 x 5.949)

UPVC double glazed window to front elevation. Steps leading to dressing room.

### Dressing Room 14'7" x 23'6" max (4.469 x 7.181 max)

Velux.

### En-Suite

Wash hand basin. Low flush W.C. Walk-in rainfall shower. Built in storage. Designer radiator. UPVC double glazed window to side elevation.

### Walk-in Wardrobe 12'8" max x 19'8" max (3.873 max x 6.010 max)

Limited head space. Velux.

### Double Garage 17'4" x 17'7" (5.307 x 5.360)

Electric roller doors. Power. Light. Underfloor heating. Boiler.

### Gym 11'6" x 19'6" (3.516 x 5.951)

Open to garage. Air conditioning. Glam rendered walls. Wash hand basin, Low flush W.C. Shower / steam room. Bi-fold doors to garage.

### Parking

Electric gates leading to driveway with parking for multiple vehicles.

### Rear Garden

Enclosed patio, decking and artificial lawn garden with power points and exterior lighting. Hot tub (available by separate negotiation).

### Additional Information

Underfloor heating throughout the whole property.

Central hoover system.

Surround sound system to ground floor and gym.

### Council Tax Band

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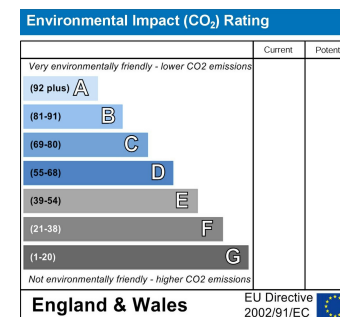
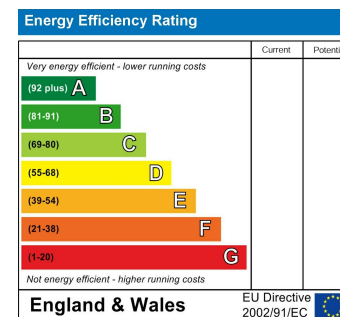
### Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is: serves.grab.lots

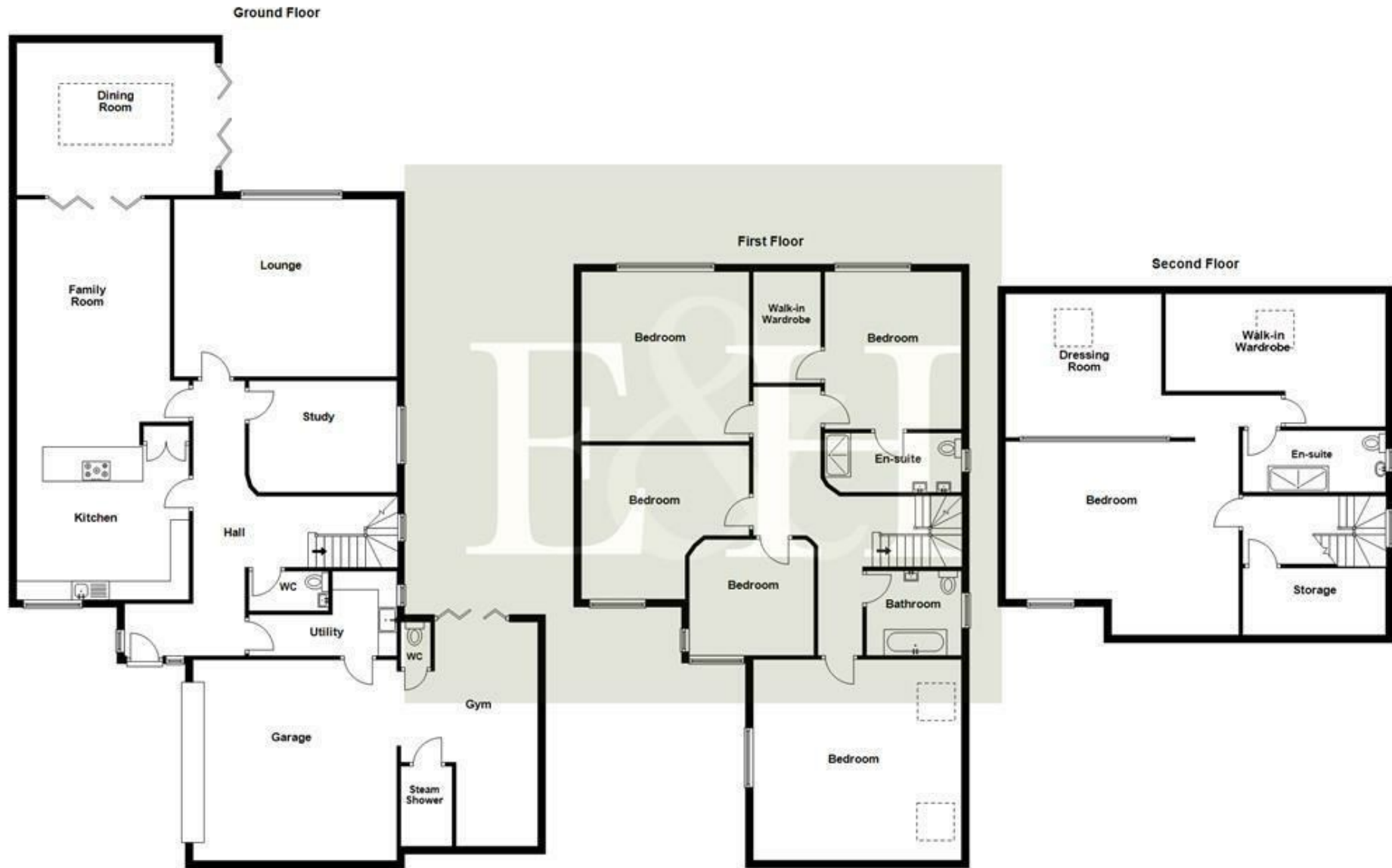
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All measurements are approximate and for display purposes only.  
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