



**Beestonley Lane, Halifax, HX4 9PT**  
**Per Month £2,000 Per Month**

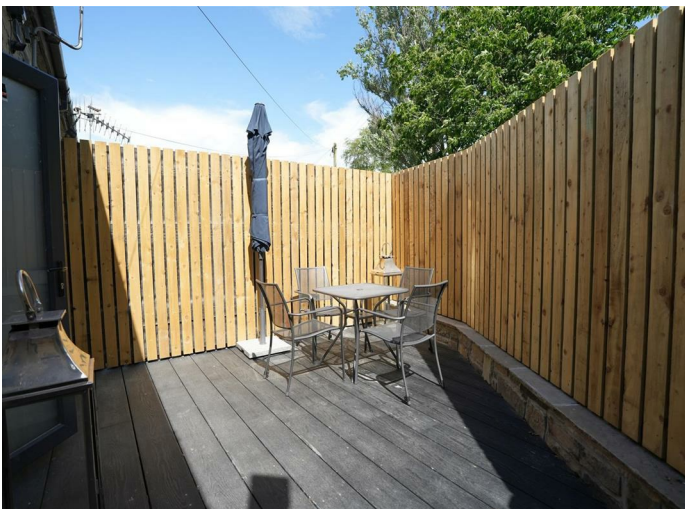
**E&H** Holmes  
ESTATE AGENTS

A truly exceptional townhouse that has been meticulously reimagined and renovated throughout, seamlessly blending contemporary design with striking industrial character. Arranged over three impressive floors, this unique home showcases an abundance of original features, including exposed steelwork, exposed brick walls, and carefully curated finishes that create a bold yet inviting living environment.

Every aspect of the property has been thoughtfully considered, resulting in a stunning residence that offers both style and practicality in equal measure. The spacious and versatile accommodation flows effortlessly across three levels, providing a perfect setting for modern living, entertaining, and working from home.

Flooded with natural light and finished to an outstanding standard, this remarkable townhouse stands apart from anything else on the market. The combination of character, craftsmanship, and contemporary luxury creates a home of genuine distinction.

Properties of this calibre rarely become available. Viewing is highly recommended, as this is a home that truly needs to be seen in person to be fully appreciated.



### Lounge 23'9" x 15'2" (7.251 x 4.627)

An extraordinary living space showcasing the property's striking industrial heritage and contemporary design. This impressive room features soaring ceilings, exposed steel beams, exposed brickwork, and rich timber-clad walls, creating a warm yet dramatic atmosphere. Large windows flood the space with natural light, while the feature wood-burning stove provides a stunning focal point and a cosy retreat during the colder months.

The generous proportions offer ample room for both relaxation and entertaining, complemented by the property's unique architectural details and open, airy feel. Thoughtfully renovated to an exceptional standard, this remarkable living room perfectly balances character, style, and comfort, making it a truly standout feature of the home.

### First Floor

### Kitchen 15'9" x 15'8" (4.824 x 4.776)

Occupying an impressive mezzanine level, this architecturally striking kitchen has been expertly crafted to deliver both visual impact and everyday practicality. Thoughtfully designed with sleek handleless cabinetry, premium integrated appliances, and striking work surfaces, the space effortlessly combines style and functionality.

The central island provides both additional preparation space and an informal breakfast bar, creating the perfect setting for everyday living, entertaining, and socialising. Exposed steel beams, feature lighting, and the impressive double-height aspect add character and architectural interest, while the open layout enhances the sense of space and light throughout.

Finished to an exceptional standard, this beautifully appointed kitchen offers a seamless blend of modern luxury and industrial charm, making it a standout feature of this unique home.

### Second Floor

### Bedroom One 13'5" x 7'9" (4.107 x 2.385 )

The property offers two generously proportioned double bedrooms, each thoughtfully designed to complement the building's unique industrial character. Featuring exposed brickwork, high ceilings, and an abundance of natural light, both rooms provide a warm and inviting atmosphere while retaining the distinctive architectural features that make this home so special.

Beautifully presented and finished to an exceptional standard, the bedrooms offer ample space for freestanding furniture and create peaceful retreats from the main living areas. The combination of original brick detailing and contemporary finishes perfectly reflects the property's seamless blend of character and modern luxury.

### Bedroom Two 11'10" x 8'5" (3.620 x 2.568 )

### Shower Room 6'2" x 6'6" (1.890 x 2.004)

A beautifully designed contemporary shower room finished to an exceptional standard, combining luxury fittings with a distinctive spa-inspired aesthetic. Featuring a spacious walk-in rainfall shower enclosed by an elegant black-framed glass screen, the room creates a striking visual statement while offering a practical and relaxing space.

Warm timber-effect wall finishes and complementary flooring bring texture and character, perfectly balanced by sleek modern sanitaryware, a stylish vanity unit, and contemporary black fixtures throughout. A large frosted window allows natural light to flood the room while maintaining privacy, enhancing the bright and tranquil atmosphere.

Thoughtfully designed and impeccably presented, this stunning shower room delivers a boutique hotel feel and perfectly complements the property's unique industrial-modern style.

### External

Occupying the uppermost level of the property is a private outdoor terrace, providing a fantastic space to relax and

unwind. Finished with attractive decking and enclosed by timber fencing, the terrace offers a degree of privacy while creating an ideal setting for outdoor dining and entertaining.

Complete with a table and chairs, this inviting outdoor space serves as a natural extension of the living accommodation, perfect for enjoying a morning coffee, al fresco meals, or evening drinks. A rare addition to a property of this style, the terrace further enhances the unique appeal of this exceptional home.

### Parking

The property benefits from off street parking

### EPC

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### Council Tax Band

TBC

