



Slades Road, Bolster Moor, HD7 4JR
£950,000

E & H
Edkins Holmes
ESTATE AGENTS

A brand-new luxury build on Slades Road, Bolster Moor promises to deliver an exceptional living experience.

This stunning five bedroom property is designed with high-end specifications throughout. The heart of the home is the spacious dining kitchen, perfect for entertaining and culinary adventures. The elegant lounge offers a serene retreat, complete with an adjacent barista/bar room, ideal for hosting guests or enjoying a quiet evening at home. The bi-fold doors lead seamlessly to a beautiful balcony, where you can soak in the far-reaching valley views.

The master suite is a true sanctuary, featuring a dressing room and a luxurious en-suite bathroom. The ground floor guest bedroom also boasts an en-suite, ensuring comfort and privacy for your visitors. The three additional bedrooms are generously proportioned, accompanied by a stylish shower room.

Outside, you'll find extensive gated parking leading to a double garage equipped with an EV charging point. The low-maintenance rear garden is designed for relaxation and enjoyment, featuring a spacious patio and artificial lawn.

With its high specifications and breathtaking views, this property on Slades Road in Bolster Moor is not just a home, but a lifestyle. Don't miss the opportunity to make it yours.





Ground Floor:

Grand Entrance Hall

Built in storage units. Underfloor heating. Door to front elevation.

Cloakroom

Wash hand basin. Low flush W.C. Towel radiator. Underfloor heating.

Guest Bedroom 13'4" + recess x 13'4" (4.068 + recess x 4.082)

Bi-fold doors to rear elevation. Underfloor heating.

Guest En-Suite

Wash hand basin. Low flush W.C. Walk-in shower. Towel radiator. Underfloor heating.

Living / Dining Kitchen 34'1" x 16'4" (10.395 x 4.999)

Fitted kitchen with base units. Island with breakfast bar. Undercounter sink with boiler hot water tap. Granite worksurfaces. Two Neff electric ovens. Neff induction hob. Designer cooker hood. Integrated dishwasher. Integrated fridge. Integrated wine fridge. Coffee station. Underfloor heating. Lantern window. Two bi-fold doors.

Utility Room 6'10" x 6'9" to cupboard (2.105 x 2.059 to cupboard)

Sink. Plumbing for washing machine. Integrated freezer. Underfloor heating. UPVC double glazed window to side elevation.

First Floor:

Landing

Glass and oak staircase. Stairs leading from Entrance Hall. Stairs leading to second floor. Underfloor heating.

Lounge 19'8" x 21'0" (6.000 x 6.425)

Vaulted ceiling. Two cupboards. Underfloor heating. Bi-fold doors leading to balcony.

Barista Room / Bar

Wash hand basin set in vanity unit. Integrated coffee machine. Integrated fridge. Underfloor heating. UPVC double glazed window to side elevation.

Master Bedroom 13'0" x 16'6" (3.971 x 5.042)

Underfloor heating. UPVC double glazed window to rear elevation.

Dressing Room 9'1" x 10'1" (2.77m x 3.078)

Built in hanging, drawers and shelving. Underfloor heating.

En-Suite

Wash hand basin. Low flush W.C. Shower cubicle. Partially tiled. Towel radiator. Extractor fan. UPVC double glazed window to side elevation.

Bedroom Three 13'6" x 10'11" (4.115 x 3.345)

Underfloor heating. UPVC double glazed window to rear elevation.

Bathroom

Wash hand basin. Low flush W.C. Freestanding bath. Separate shower cubicle. Partially tiled. Towel radiator. Underfloor heating. Extractor fan. UPVC double glazed window to side elevation.

Second Floor:

Landing

Cupboard. Electric Velux.

Bedroom Four 17'4" x 16'5" (5.289 x 5.022)

Under eaves storage. Designer radiator. Four Velux (two electric). UPVC double glazed window to side elevation.

Bedroom Five 10'0" x 13'7" (3.051 x 4.159)

Designer radiator. Velux. UPVC double glazed window to side elevation.

Shower Room

Wash hand basin. Low flush W.C. Shower cubicle. Designer radiator. Underfloor heating. Velux. UPVC double glazed window to side elevation.

Garage 19'8" x 20'1" (6.000 x 6.127)

Electric doors. Power. Light. Electric car charging point. Boiler. Side door. UPVC double glazed window to side elevation.

Parking

Large tarmac driveway with parking for multiple vehicles.

Electric gates. Dry stone wall border and raised flower bed with attractive planting.

Rear Garden

Patio and artificial lawn garden.

Council Tax Band

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:
struck.tested.soap

Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.

We are not a member of a client money protection scheme.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
<i>Very energy efficient - lower running costs</i>					
(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		
<i>Not energy efficient - higher running costs</i>					
<i>Very environmentally friendly - lower CO₂ emissions</i>					
(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		
<i>Not environmentally friendly - higher CO₂ emissions</i>					
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	







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All measurements are approximate and for display purposes only

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