Peter David Properties Ltd

Residential Sales and Lettings



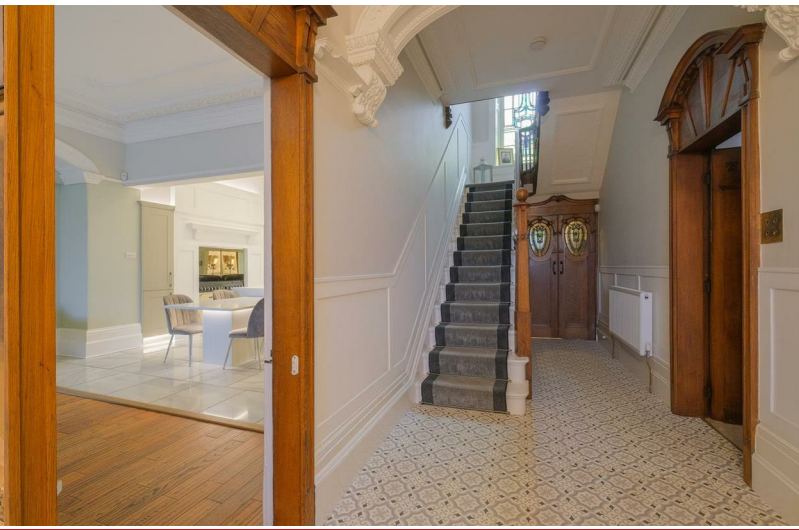
Holme Dene Leeds Road

Halifax, HX3 8SD

£695,000

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Holme Dene Leeds Road

Hipperholme, Halifax, HX3 8SD

£695,000





Tucked away on Leeds Road, Hipperholme, behind a gated private driveway, this exquisite character property offers a perfect blend of modern living and traditional charm. Boasting an impressive layout, the home features three spacious reception rooms, providing ample space for relaxation and entertainment. With four / five well-appointed bedrooms, including three en-suite bathrooms, this residence is designed to accommodate the needs of a growing family.

The heart of the home is the open-plan kitchen and living area, which has been thoughtfully renovated to the highest standard while preserving many original details that add to its unique character. This versatile space is ideal for both everyday living and hosting gatherings, ensuring that family and friends can enjoy time together in comfort.

In addition to the generous living spaces, the property includes four bathrooms, ensuring convenience for all residents and guests. A downstairs w/c adds to the practicality of the home. Outside, you will find south-facing private gardens that offer a tranquil retreat, along with a gated driveway providing secure parking for multiple vehicles.

Situated in a sought-after area, this property is conveniently located near excellent local schools, transport links, and motorway access, making it an ideal choice for families. With no onward chain, this home is ready for you to move in and start creating lasting memories. Don't miss the opportunity to own this remarkable character home in Halifax.

Entrance Hallway
A grand entrance hallway leading in from the front of the home with intricate and decorative ceiling coving which has been perfectly preserved. With panelling to the walls and a light colour scheme, the space is traditional with a modern feel and a chandelier and arche way draw your eyes towards the carved wooden staircase.

Dining Room
A formal dining room overlooking the front aspect with French doors inset into a bay window providing a lovely outlook over the south facing garden. A feature fireplace provides the focal point while decorative coving and engineered wooden flooring continues the luxurious feel of the home.

Drawing Room
Situated to the rear of the home, the drawing room is a true statement piece with exposed wooden panelling, stained glass windows and cabinetry built into the space. Traditional detailing runs throughout while new carpets keep the space feeling homely and up to date. A true statement of its time reflecting the history of the home and ideal for entertaining or cosy nights with the family in front of the fire.

Open Plan Lounge
An open living space which is open plan to the kitchen with French doors set into a bay window allowing plenty of natural light in. Decorative plasterwork continues and a warm neutral colour scheme brings the room perfectly up to date. With a wall mounted television and feature fireplace, this provides an ideal space for entertaining guests.

Kitchen
A recently installed kitchen with soft grey base and wall units, a central island and dining table with white marble tops and built in power sockets and sink. The room features both under and over unit lighting as well as ceiling spotlights. Tiled flooring provides an elegant and practical finish and appliances include a six hob Aga cooker, Aga fridge freezer, dishwasher and a built in microwave and oven.

W/C
A period ground floor cloakroom with tiled flooring and walls, a w/c and hand basin, providing plenty of space for family and guests to refresh.

Bedroom One
A spacious double bedroom to the rear aspect with built in floor to ceiling wardrobes, dark grey carpets and a grey and white colour scheme.

En Suite
With part grey tiling, a walk in shower, w/c, hand basin and Bluetooth illuminating mirror as well as a heated towel rail.

Bedroom Two
A double bedroom overlooking the front aspect with floor to ceiling wardrobes, dark grey carpet and a light neutral colour scheme and tastefully presented feature wall.

En-Suite
Part tiled with a walk in shower, w/c, hand basin and illuminating vanity unit.

Bedroom Three
A double bedroom to the side aspect with sash windows and continuing the light neutral but homely colour scheme.

En-Suite
With a walk in shower, hand basin, w/c and illuminating Bluetooth vanity unit.

Bedroom Four
A double bedroom to the front aspect with views over the garden, dark grey carpet and a feature wall.

Dressing Room / Occasional Bedroom Five
Providing access to bedroom four and providing the flexibility of use as a dressing room, office or study space, or games room, this space is

currently set up with a bed providing additional space for guests, Dark grey carpet and a white and grey colour scheme are perfectly in keeping with the home.

Bathroom

A spacious four-piece bathroom suite with a free standing bath tub as the centre piece. A corner shower adds further practicality and there is built in cupboard space, along with a w/c and hand basin.

Cellar

A spacious cellar ideal for additional storage space accessed from the hallway via stone steps. With three separate rooms there is further potential should anybody wish to add to the living space. .

External.

The property is set back from the road behind electric gates with a driveway to the rear of the home. The front of the home has a private south facing garden which frames the double fronted home perfectly and has fencing to the boarders providing privacy. A lawn and patio provide the perfect outdoor space to relax on sunny days.

PLEASE NOTE

1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 + VAT (£30 total) per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

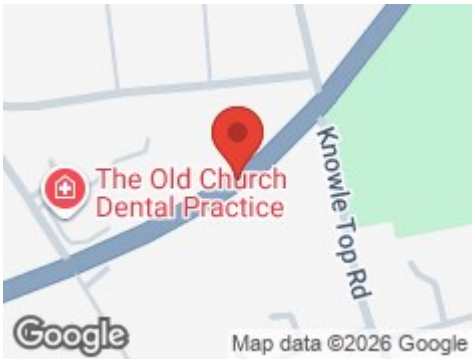








Road Map



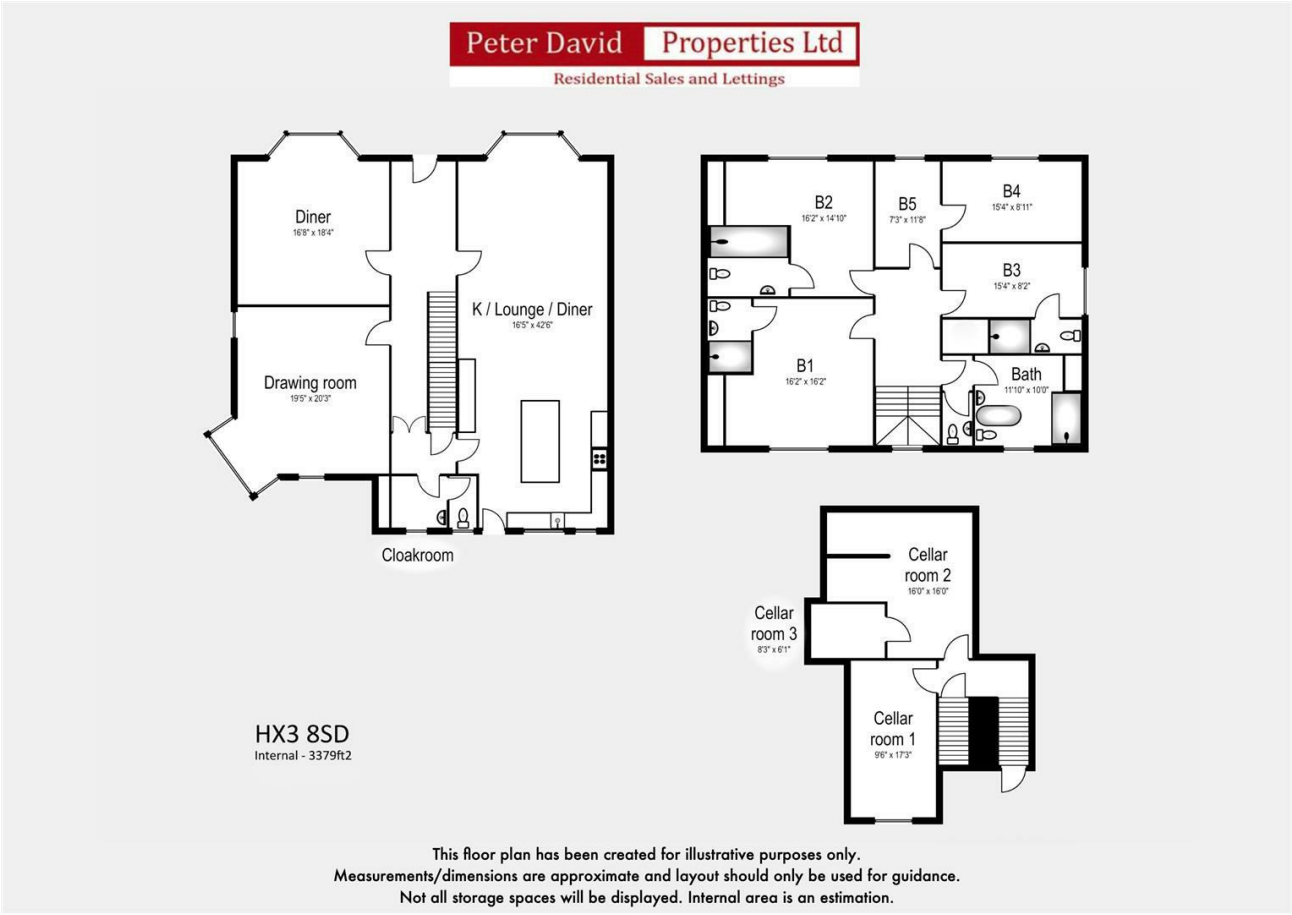
Hybrid Map



Terrain Map



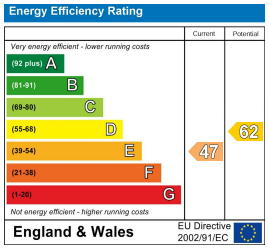
Floor Plan

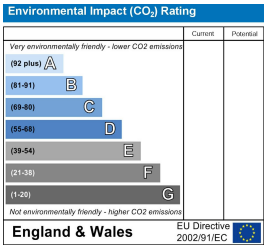


Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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