



Woodhouse Cottage Woodhouse Lane., Halifax, HX3 0UW

Offers Around £795,000

- : Extended Character Property Circa 1850
- : Panoramic Views
- : Easy Access to Trans Pennine Road & Rail Links
- : Attractive Accommodation
- : Realistically Priced

- : Highly Desirable Location
- : Close to Outstanding Schools
- : Superb Family Home
- : Large Mature Gardens
- : Viewing Essential

Woodhouse Cottage Woodhouse Lane., Halifax HX3 0UW

This delightful stone-built family home is situated in this highly desirable and much sought-after location enjoying panoramic views over the Norland Hillside. Dating from 1850 Woodhouse Cottage is set in its own grounds and provides superb family accommodation with a wealth of quality fixtures and fittings. The layout of the home promotes a warm and welcoming atmosphere making it an ideal family home.

Just step inside this south facing residence and you cannot help but be impressed with the 6 bedroomed 3 bath roomed accommodation provided which has the benefit of a superb open plan kitchen dining and sitting room, 2 further reception rooms a downstairs cloakroom, utility room, study, and a spacious games room with master bedroom suite above.

The property provides excellent access to the local amenities of Savile Park and Skircoat Green, including outstanding schools, as well as providing easy access to the Trans Pennine road and rail network linking the business centres of Manchester & Leeds making it a desirable choice for families and professionals alike.

Very rarely does an opportunity arise to purchase a detached property in this sought after location and as such an early appointment to view is absolutely essential.



Council Tax Band: G



ENTRANCE PORCH

SPACIOUS OPEN PLAN LOUNGE KITCHEN AND DINING ROOM

24'10" x 22'9"

KITCHEN AREA

Being fully fitted with a range of modern white gloss wall and base units incorporating matching white diamond quartz work surfaces with an 'L' shaped centre island incorporating a 1 bowl sink unit with mixer tap, breakfast bar, and an integrated dishwasher. The kitchen has a gas fired Aga, larder fridge, two fan assisted electric ovens, and wine cooler, Karndean floor, inset spotlight fittings to the ceiling, uPVC double glazed mullioned windows to the front elevation enjoying attractive views over the Norland hillside and uPVC double glazed window to the rear elevation, radiator.

LOUNGE DINING AREA

With a Dunsley Highlander solid fuel stove to the fireplace, uPVC double glazed mullioned windows to the front elevation, one double radiator, beams to ceiling, wall mounted TV fittings, and Karndean flooring.

From the kitchen a panelled door opens into the

DOWNSTAIRS CLOAKROOM

With white two-piece suite comprising hand wash basin and low flush W/C, chrome heated towel rail/radiator and a Main central heating boiler (fitted 2025), uPVC double glazed window to the front elevation.

From the kitchen a panelled door opens into the

UTILITY ROOM

10'11" x 8'9"

With white enamel sink unit, wall units with matching work surfaces, plumbing for an automatic washing machine, uPVC double glazed window to the rear elevation, uPVC double glazed door opening to the rear garden, and one double radiator.

From the Open Plan Lounge a door opens into the

STUDY

8'11" x 5'4"

With uPVC double glazed window to the rear elevation, built-in desk with cupboards and drawers, and one double radiator.

From the Open Plan Lounge, double glass doors open to the

SITTING ROOM

23'7" x 15'5"

With feature fireplace incorporating a modern log effect gas fire on a matching hearth, uPVC double glazed windows to the front and side elevations providing this room with its light and spacious aspect, beams to ceiling, two double radiators, Karndean floor, and wall mounted TV fittings.

From the Sitting Room double glass panelled doors open into the

DINING ROOM

14'7" x 10'2"

With uPVC double glazed windows to the side and rear elevations, one single radiator, and one TV point.

From the dining room a door opens into the

GAMES ROOM

20'3" x 19'3"

This spacious games room has double glazed bi folding doors to the front elevation with further uPVC double glazed window to the side elevation, inset spotlights to the ceiling and one double radiator.

From the games room stairs with fitted carpet lead to a small landing with uPVC double glazed floor to ceiling fire escape window to the rear elevation. From the landing door opens to the

MASTER BEDROOM

14'10" x 10'7"

This master bedroom has two Velux double glazed windows, one radiator and a fitted carpet. From the bedroom door opens to a walk in wardrobe with hanging rails. Door opens to boiler cupboard with combination boiler.

From the bedroom a door opens to a

SEPARATE WC

With a modern white two piece suite incorporating low flush W/C and hand wash basin.

from the master bedroom through to the

EN SUITE BATHROOM

This delightful modern en suite bathroom is fitted with a white three piece suite incorporating stand alone bath with external taps, hand wash basin in vanity unit and a large walk in shower cubicle with rain fall and hand held shower fittings. This modern en suite is tiled around the shower and wash basin with complimenting colour scheme to the remaining walls and a tiled floor. Inset spotlights to the ceiling and a modern radiator.

From the open plan kitchen a staircase leads to the

FIRST FLOOR LANDING

With uPVC double glazed window to the rear elevation and a hatch to loft space.

From the Landing a door opens into the

FAMILY BATHROOM

This luxurious bathroom is fitted with a modern five-piece suite comprising twin hand wash basins with mixer taps, a modern stand-alone bath with external waterfall mixer tap and hand-held shower unit, low flush W/C and a spacious walk-in shower with overhead and hand-held units. This delightful modern bathroom is fully tiled with a matching panelled ceiling incorporating spotlight fittings, uPVC double glazed window to side elevation, illuminated mirror and a matching tiled floor.

From the Landing a door opens into

BEDROOM THREE

14'0" x 11'1"

With uPVC double glazed window to the front elevation enjoying attractive views over the Norland hillside, built-in wardrobes to one wall, radiator and a fitted carpet.

From the Landing a door opens into

BEDROOM TWO

13'8" x 13'3" max

With uPVC double glazed window to the front elevation enjoying attractive views, built-in wardrobe to one wall with matching dressing table and drawers, beam to ceiling, one double radiator and a fitted carpet.

From the Landing a door opens to an

INNER LANDING

With built-in wardrobes to the length of one wall, uPVC double glazed window to the rear elevation, door to cupboard with fitted shelves providing useful storage facilities. Beam to ceiling, one single radiator. Access to the insulated loft.

From the Inner landing a sliding door opens into

BEDROOM FIVE

13'1", 13'7'9" x 9'1"

With uPVC double glazed windows to the side elevations, inset spotlight fittings to the ceiling, one single radiator and a fitted carpet.

From the Inner Landing a door opens into a

MODERN SHOWER ROOM

With white three-piece suite comprising double bowl sink unit with mixer tap, low flush W/C and walk-in shower with overhead and hand-held shower units. The shower room is fully tiled including the floor and has a panelled ceiling with inset spotlight fittings and a beam, chrome heated towel rail/radiator, door to cylinder cupboard with shelves above, uPVC double glazed window to the side elevation

From the Inner Landing a door opens into

BEDROOM SIX

10'5" x 9'1"

With uPVC double glazed window to the side elevation enjoying an attractive garden outlook, one single radiator and a fitted carpet.

From the Inner Landing a door opens into

BEDROOM FOUR

13'8" x 9'1"

With uPVC double glazed window to the front elevation enjoying attractive open views, built-in wardrobes to one wall with matching dressing table, beam to ceiling, one radiator and a fitted carpet.

GENERAL

The property has the benefit of all mains services of, gas, water and electric with the added benefit of, uPVC double glazing, gas central heating and a security alarm system. The property is Freehold and is in Council Tax band G

EXTERNAL

This delightful property has a block paved drive and parking area to the front which continues to the side of the property providing off road parking for numerous vehicles. The property is set in mature gardens to three sides incorporating lawns, mature trees, shrubs and a summerhouse and a decked seating area.







Directions

SAT NAV HX3 0UW

Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

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

Approx Gross Floor Area = 3134 Sq. Feet
= 291.1 Sq. Metres

