



Yorkshire's
Finest
A Collection of Yorkshire's Finest Homes

Roils Head Road
Halifax



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Offers Over £525,000

THIS ELEGANT HOME BLENDS MODERN CHARM WITH CLASSIC TOUCHES. THE ENTRANCE HALL LEADS TO A STYLISH LIVING ROOM, OPEN-PLAN KITCHEN, AND SNUG. UPSTAIRS, FOUR VERSATILE BEDROOMS AND A LUXURIOUS BATHROOM AWAIT. OUTSIDE, ENJOY A WOODEN OUTBUILDING CURRENTLY SERVING AS A BAR AND RECEPTION AREA, OFF-STREET PARKING, AND A BEAUTIFULLY PAVED GARDEN WITH STUNNING VALLEY VIEWS.

ENTRANCE HALL

Upon entering, you are greeted by the entrance hall, which boasts elegant wooden flooring and a stylish wall-mounted designer radiator. The hall is adorned with luxurious Versace wallpaper and LED spotlights, leading to a door that provides access to the cellar.

BASEMENT

The basement offers a fantastic storage solution, featuring full strip lighting and powered outlets to meet your needs efficiently.



HALLWAY

The hallway continues with wooden flooring and doors leading to the kitchen, WC, and living room. UPVC French doors with plantation shutters open out to the rear patio, seamlessly connecting indoor and outdoor spaces

WC

The elegantly appointed WC includes floor-to-ceiling polished porcelain tiles, a concealed system toilet, and a wall-mounted wash basin with a stylish chrome mixer tap.

LIVING ROOM

This charming living room is a cozy retreat, featuring wooden flooring and a bay window that captures breathtaking views of the valley. Artisan fireplace with an open flame adds warmth and character, while the room retains its original detailing, including ornate coving and skirting boards. Additionally, there is ample space for furniture, and folding doors lead into the kitchen/dining area, creating a perfect flow for entertaining.

OPEN PLAN KITCHEN BREAKFAST ROOM AND SUNG

Welcome to this fabulous open-plan kitchen breakfast room, the true heart of the home, designed to cater to both family gatherings and entertaining friends. The kitchen features a

range of bespoke floor and wall-mounted storage units, along with spacious drawers that provide ample storage solutions. The stunning granite work surfaces provide a sleek and modern aesthetic, while integrated appliances-including a dishwasher, fridge freezer, wine fridge, and a Bosch double oven with warming drawer-ensure your culinary needs are effortlessly met.

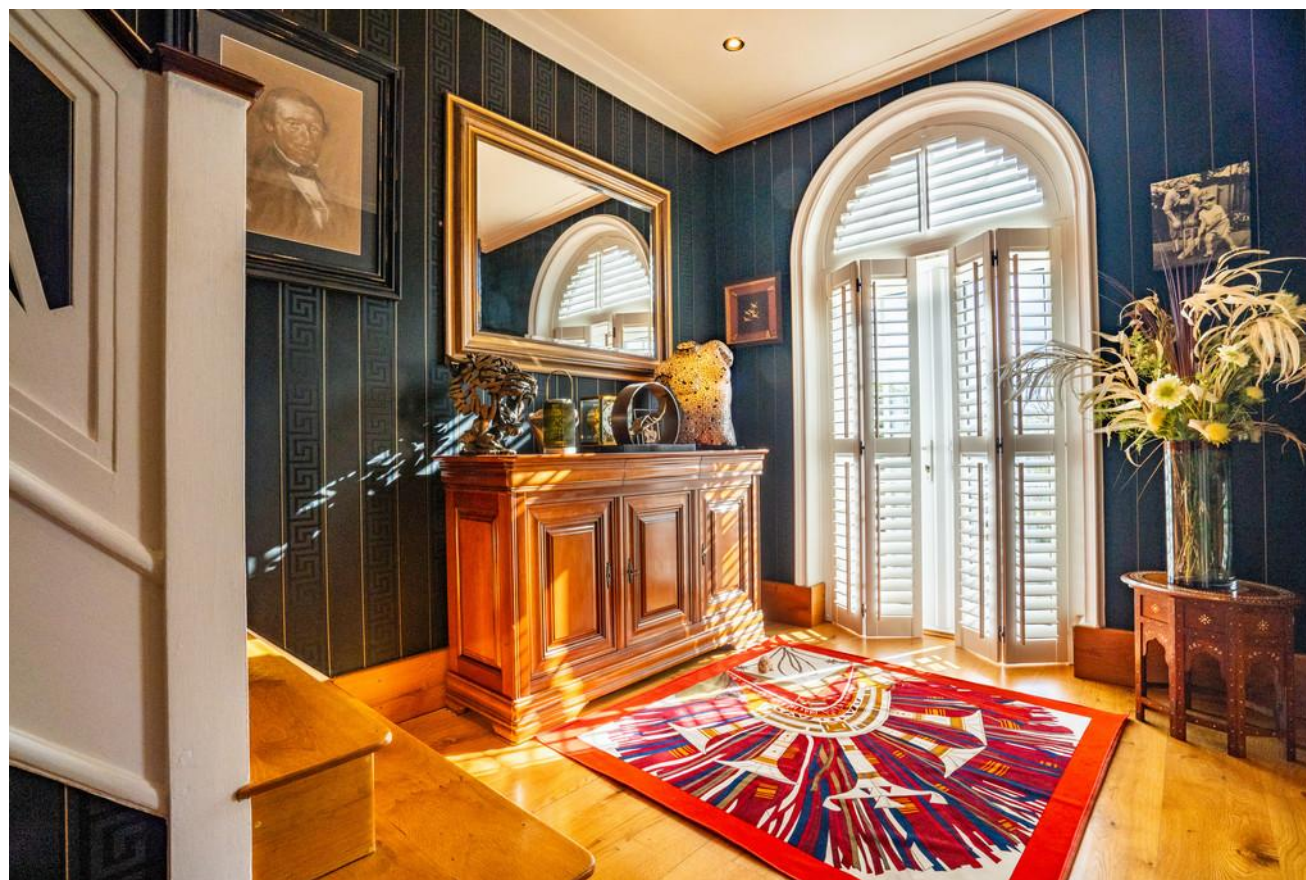
Enjoy the benefits of underfloor heating for a cozy atmosphere, and a Bosch induction hob equipped with Wi-Fi for convenient cooking. The concealed extractor unit, paired with a stylish tiled splashback, maintains the clean lines of the kitchen design. Additional features include an integrated Bosch microwave and larger storage units, ensuring every need is accommodated.

A UPVC window overlooking the side of the property, adorned with plantation shutters, allows natural light to flood the space, creating a bright and inviting atmosphere. The kitchen also boasts a beautifully designed breakfast bar island with seating for four to five stools, perfect for casual dining or relaxed conversations. A wall-mounted vertical designer radiator adds a touch of elegance. Connected seamlessly, the dining kitchen flows into the snug/family room, an ideal space for relaxation and entertainment. This cozy area features wooden flooring and a

wall-mounted designer radiator within the bay window. The UPVC windows, equipped with plantation shutters, provide additional light and comfort, while a wall-mounted television offers the perfect setup for family movie night

UTILITY SPACE/RECEPTION ROOM

Currently utilized as a utility room, the versatile space offers plumbing for a washing machine and dryer, LED strip lighting, and ample power sockets. Two UPVC windows with plantation shutters overlook the front of the property. A door leads out to the rear garden, making it both functional and convenient. Laminate wooden flooring adds a modern touch



FIRST FLOOR LANDING

As you ascend to the first-floor landing, you'll find charming wood paneling and a splendid original dado rail. Two UPVC windows flood the landing with natural light and feature plantation shutters, while doors provide access to two bedrooms and the family bathroom

BEDROOM 1

Currently utilized as a dressing room, this room boasts dual aspect UPVC windows with Thomas Sanderson plantation shutters, offering breathtaking views of the valley. Bespoke Neville Johnson wardrobes provide ample storage.

BEDROOM 2

Currently used as an office, this room features bespoke Neville Johnson fitted furniture and a desk. It includes two UPVC windows framed with plantation shutters, providing beautiful views of the valley, making it versatile for use as a bedroom or workspace

FAMILY BATHROOM

Elegantly designed, the family bathroom boasts floor-to-ceiling porcelain tiles and features a stunning roll-top bath with a rainfall shower attachment. A low-level flush WC and a vanity-style wash basin with storage drawers underneath add modern conveniences. Frosted glass UPVC windows provide both privacy and light, while additional storage cupboards maintain a tidy space

BEDROOM 3

This double-sized room features wooden flooring, bespoke fitted Neville Johnson storage drawers, and two UPVC windows offering picturesque views of the valley

BEDROOM 4

Another spacious double room, it includes fitted wardrobes, a decorative original fireplace, and a UPVC window that overlooks the front of the property.

OUTSIDE

The property features a delightful wooden outdoor building, currently serving as a bar and reception area, which could easily function as a home office. It is fully insulated and equipped with electricity and lighting.

To the front, there is off-street parking for one vehicle, while the rear offers a low-maintenance garden adorned with Yorkshire sandstone paving from Yorkshire Textiles Mill, perfect for alfresco entertaining. Enjoy stunning views over the neighbouring valley, accompanied by an ornate water feature and a barbecue area complete with outdoor sockets. There is also a side area ideal for bin storage that provides easy access to the front of the property and the utility room.

This charming property combines modern amenities with classic character, making it an ideal family home in a beautiful location!

ADDITIONAL INFORMATION

Council Tax:F

EPC: TBC

Tenure: TBC

Parking: Off Road Parking

UTILITIES

Electric: TBC

Gas: TBC

Water: TBC

Heating: Gas

Broadband:Fibre to the Cabinet Broadband

Mobile Coverage: 4G/5G check with your provider

AGENT NOTES

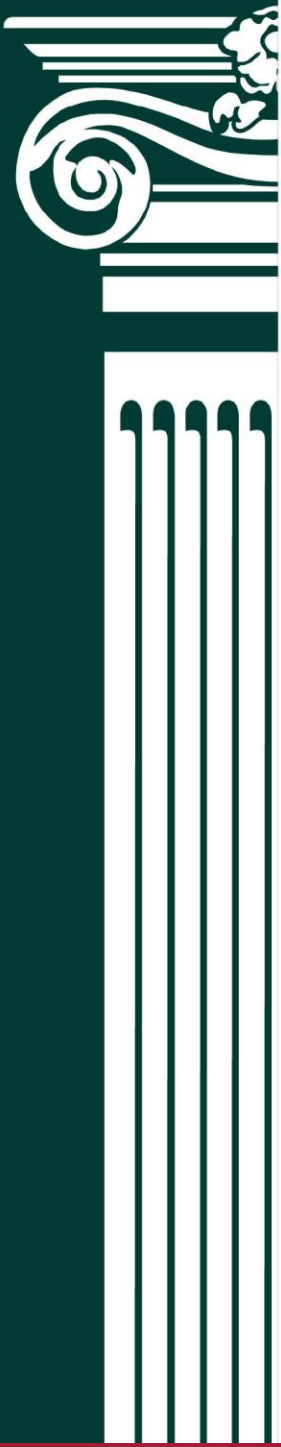
1.MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

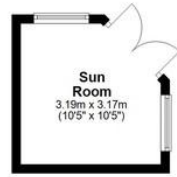
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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.

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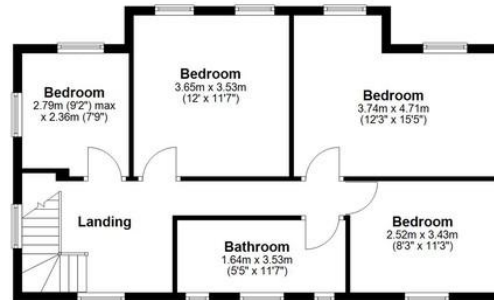
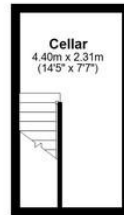


Ground Floor
Approx. 97.3 sq. metres (1047.3 sq. feet)

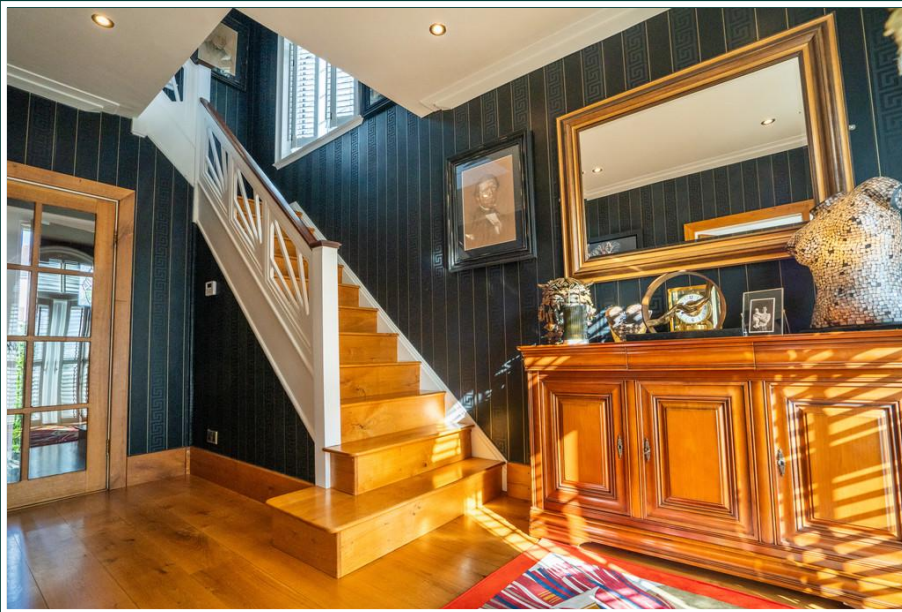


First Floor
Approx. 63.0 sq. metres (677.8 sq. feet)

Basement
Approx. 10.1 sq. metres (109.2 sq. feet)



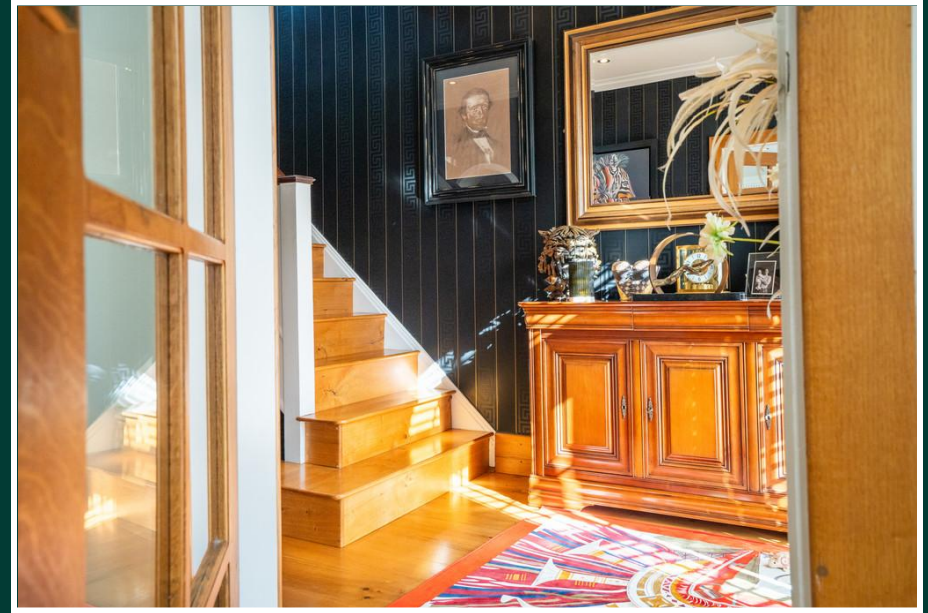
Total area: approx. 170.4 sq. metres (1834.3 sq. feet)



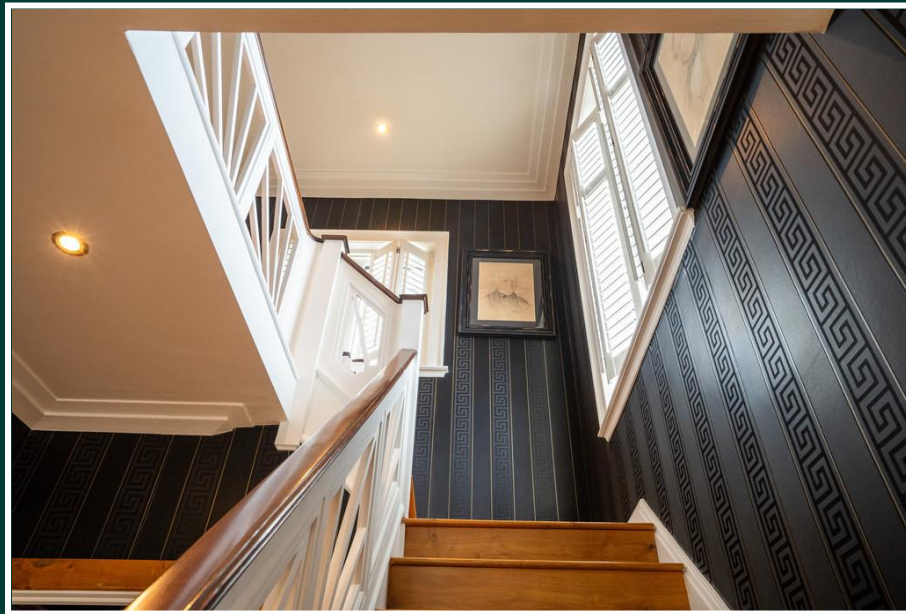
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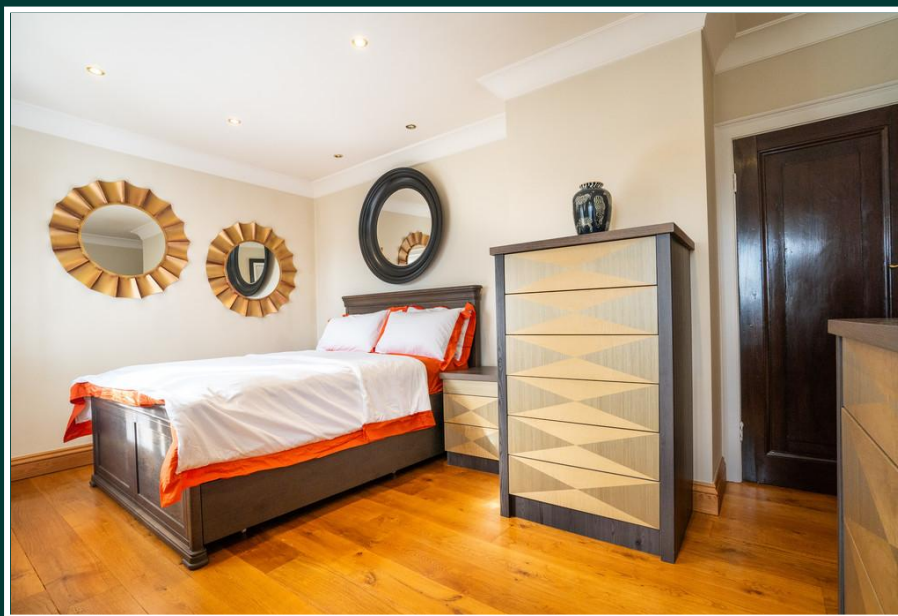
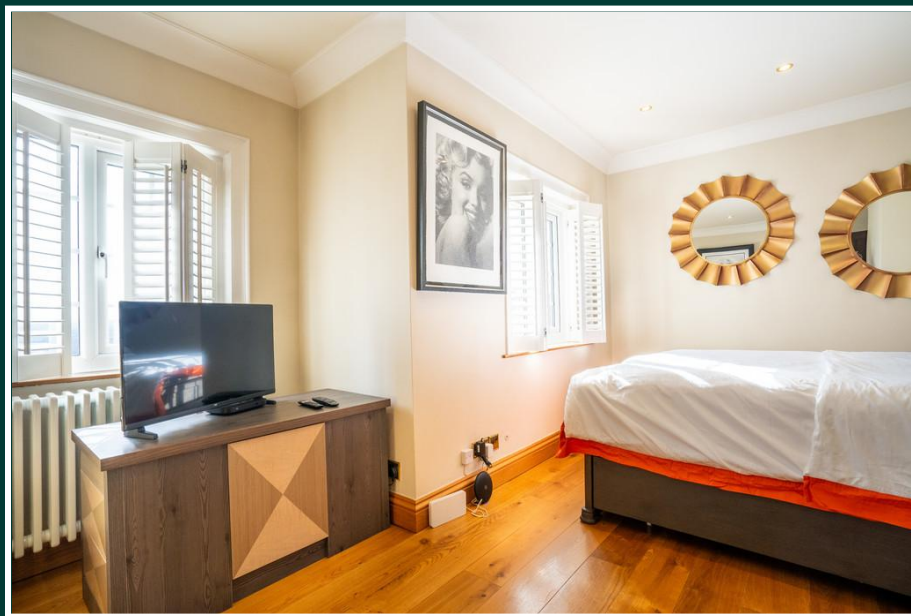
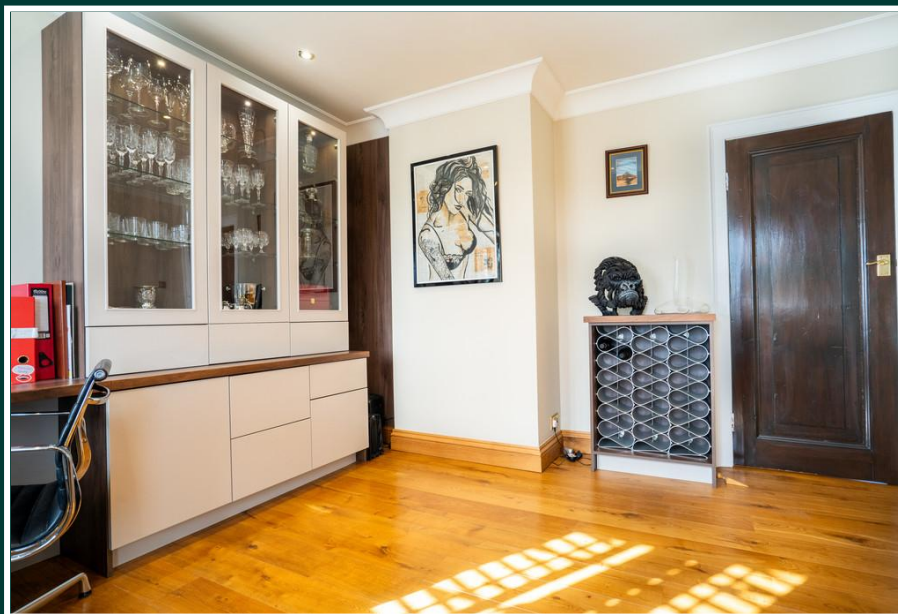


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