



Moorbottom Lane, Halifax, HX4 8PZ
£640,000

E&H Holmes
ESTATE AGENTS

An exceptional modern detached family home, constructed in 2020, occupying an attractive position with open views across the 'Golds' playing fields to the front.

This beautifully presented property offers spacious and well-planned accommodation throughout, designed to suit modern family living. The heart of the home is the impressive open-plan living dining kitchen, providing a superb space for both everyday use and entertaining, with direct access to the rear garden. The kitchen is fitted with a range of contemporary units and integrated appliances, complemented by quality finishes.

A separate lounge or snug offers a versatile second reception space, ideal for relaxing or home working.

To the first floor, there are four well-proportioned bedrooms, including two generous principal bedrooms, each benefitting from their own en-suite shower rooms and dressing areas. The remaining bedrooms are served by a stylish house bathroom.

Externally, the property enjoys an attractive enclosed rear garden with a patio seating area and level lawn, ideal for outdoor dining and family use. To the front, a block paved driveway provides off-street parking for two or more vehicles and leads to an integral garage.

Situated in a highly sought-after semi-rural location, the property offers a perfect balance of countryside surroundings and convenient access to local amenities, well-regarded schools and commuter links.



Entrance Hall

Underfloor heating. Built-in understairs storage. UPVC double glazed door to front elevation.

Cloakroom

Wash hand basin. Low flush W.C. Extractor fan.

Lounge / Snug 13'7" x 11'0" (4.163 x 3.363)

Underfloor heating. UPVC double glazed window to front elevation.

Living / Dining Kitchen 16'11" x 27'4" + 12'6" x 14'3" (5.162 x 8.332 + 3.826 x 4.355)

Fitted kitchen with a range of wall and base units. Composite one and a half bowl sink. Boiler water tap. Quartz worksurfaces. Neff combi oven with warming drawer. Induction hob. Extractor hood. Integrated dishwasher. Full height, integrated fridge / freezer. Gas underfloor heating. Inset wall mounted electric fire. Two UPVC sliding doors leading to rear garden. UPVC double glazed windows to rear and side elevations.

Boot Room 6'5" max x 7'7" (1.975 max x 2.333)

Cupboards. Cupboard housing boiler. Door to side elevation.

Landing

Stairs leading from Entrance Hall. Loft access via pull down ladder. The very large loft offers potential for further development (subject to planning). Radiator. UPVC double glazed window to front elevation.

Bedroom One 17'1" x 11'0" (5.229 x 3.354)

Radiator. UPVC double glazed window to rear elevation.

Walk-in Wardrobe 6'7" x 6'0" (2.020 x 1.846)

En-Suite

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

Bedroom Two 13'0" x 11'0" (3.971 x 3.363)

Radiator. UPVC double glazed window to front elevation.

Dressing Area 6'5" x 5'1" (1.973 x 1.556)

En-Suite

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

Bedroom Three 12'5" x 9'6" (3.804 x 2.907)

Radiator. UPVC double glazed window to rear elevation.

Bedroom Four 12'5" x 9'7" (3.785 x 2.931)

Radiator. UPVC double glazed window to front elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps. Separate shower cubicle. Chrome towel radiator. Extractor fan. UPVC double glazed window to side elevation.

Garage 20'4" x 9'5" (6.207 x 2.871)

Electric roller door. Power. Light. Stainless steel sink. Plumbing for washing machine. Space for dryer.

Parking

Block paved driveway with parking for two + cars.

Rear Garden

Enclosed landscaped garden with patio seating area and steps leading to level lawn with flowerbeds. Power point.

Council Tax Band

F

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:
humble.valid.fixed

Disclaimer

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