

martin-thornton.com
01484 508000



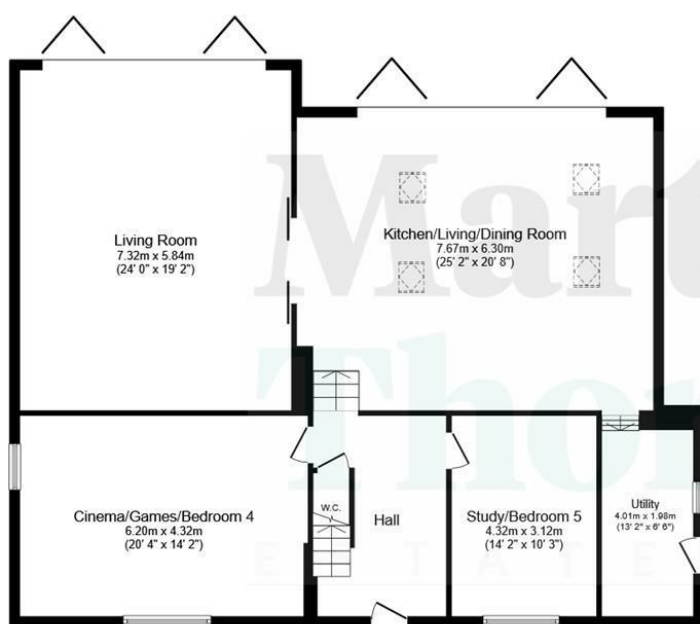
Lea Gardens, Sowerby Bridge
Halifax,

Offers in the region of
£850,000

This five double bedroom family home stands within the grounds of the former Manor House and is accessed by automatic entrance gates. The layout and design take full advantage of the southerly aspect from the principal living spaces, courtesy of bi-folding doors, with superb views across the valley. The already high specification has been further enhanced and upgraded by our vendors, sourcing and hand-picking fixtures, fittings and finishes throughout to create a home with the wow factor. The ground floor heating, along with walnut and tiled flooring. The impressive living/dining kitchen has a large island unit, Quartz worktops, German appliances, twin larder style fridge freezers, Quooker instant boiling water tap and bespoke cabinetry. The three upstairs double bedrooms all have en suites and built-in furniture. The ground floor space is flexible and the large games/cinema room and large study can also be utilised as two further ground floor bedrooms if required. There is a large detached triple garage with an automatic door and parking for three vehicles immediately adjoining the property. The garden makes the most of the southerly aspect and views. When both sets of bi-fold doors are open, the full width patio creates a sought after indoor/outdoor entertaining space. There is a further patio and an adjoining large, lawned garden. The property has a gas-fired central heating system with ground floor under floor heating, a comprehensive security system and double-glazing.

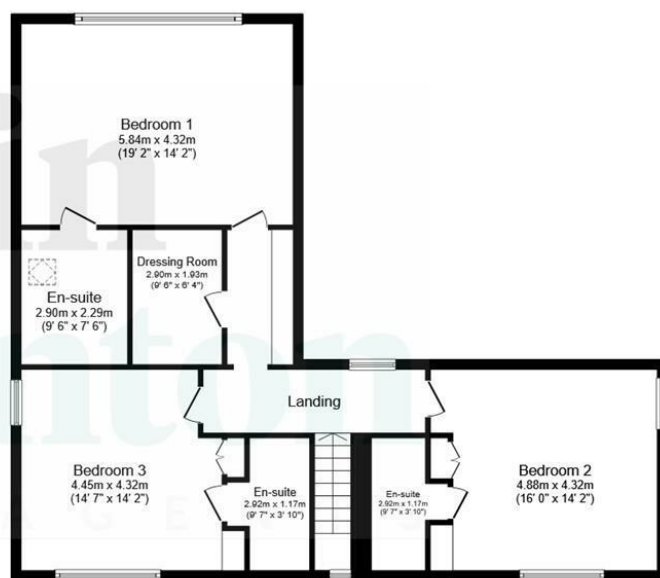
Only by a detailed inspection can the position, abundance of natural lighting, quality of finish and amount of accommodation on offer be truly appreciated. The property makes a perfect commuter base, midway between Leeds and Manchester, as well as Halifax and Huddersfield.

Lea Gardens, Sowerby Bridge
Halifax,
Floorplan



Ground Floor

Floor area 155.4 sq.m. (1,672 sq.ft.)



First Floor

Floor area 102.3 sq.m. (1,101 sq.ft.)

Total floor area: 257.7 sq.m. (2,774 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

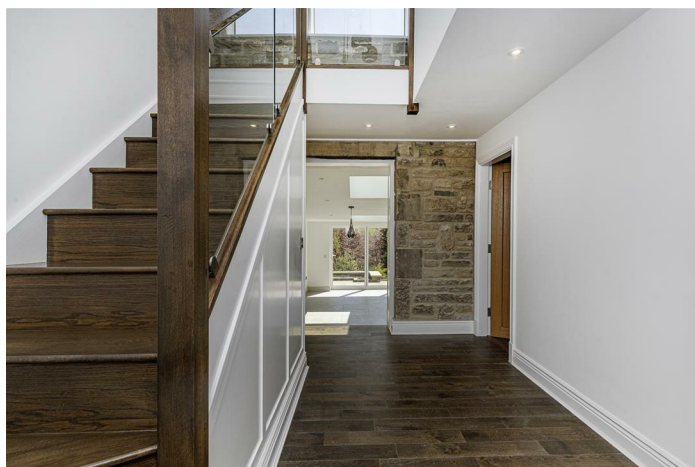
Lea Gardens, Sowerby Bridge

Halifax,

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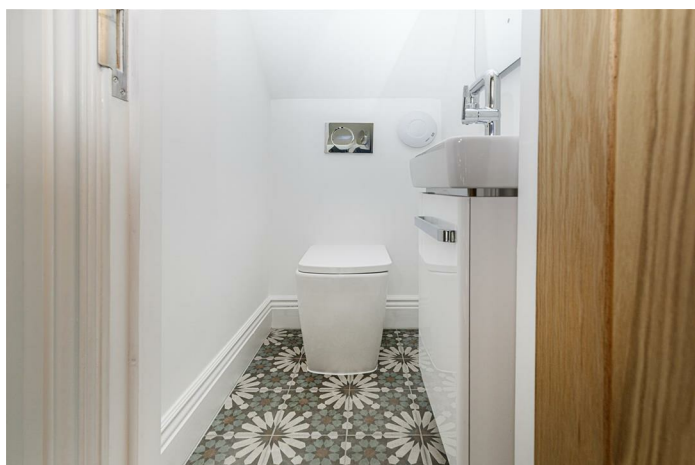


Entrance Hallway



An external composite door with opaque glazed panels and a matching side screen gives access into the entrance hallway. This certainly has the wow factor and blends character and contemporary style seamlessly. There is exposed stonework to the ground and first floors and superb walnut wood flooring incorporated into the staircase via treads and risers, along with newel posts incorporating glazed panels. There is LED ceiling downlighting and under floor heating throughout the ground floor. Within the hallway, accessed via an oak door, is the downstairs WC.

Downstairs WC



This room has a white suite comprising a rectangular hand basin with shelved storage beneath and a low-level WC with a concealed cistern. There is feature floor tiling and an illuminated mirror.

Living/Dining Kitchen



At the far end of the hallway, a wide opening with exposed stonework leads into the living/dining kitchen. This superbly appointed room is the heart of the home and is light and bright, enjoying a southerly aspect and overlooking the garden. A five-panelled bi-folding door gives access to a stone flagged patio. Four large electrically operated Velux windows maximise natural lighting. There is beautiful tiled flooring with under floor heating. The kitchen section has units to high and low levels, a fabulous central island unit with Quartz worktops and a Franke rectangular stainless steel sink with an adjoining grooved draining area, and a Quooker instant hot water tap. Integrated appliances include a dishwasher, larder style twin fridges with freezers beneath, side-by-side Bosch fan oven and matching combination oven with a warming drawer beneath. There are further storage units in a contrasting colour, bespoke and selected by our clients, incorporating twin door shelved larder units, one of which has folding doors and sockets incorporated, beneath which are pan drawers. There is Bosch five-ring induction hob with illuminated filter hood above. The Quartz worktops of the island unit extend to create a breakfast bar area with cupboards beneath. Further kitchen appliances could be incorporated within the utility. The dining area can easily accommodate a large table and space for everyday living furniture. The use of the bi-folding doors links indoor and outdoor living, with views across the valley. There is ceiling downlighting and, as mentioned, under floor heating. This room has a ceiling speaker for the integrated entertainment system. Two walnut steps lead up to a feature oak and glazed internal door that leads into the utility.

Lea Gardens, Sowerby Bridge

Halifax,

Details



Utility



This room has Quartz worktops with matching upstands and a Franke rectangular sink with a mixer tap. There is provision for a washing machine and tumble dryer, for example, and concealed is the boiler for the heating system, the manifold for the under floor heating and the pressurised cylinder. There is a continuation of the tiled flooring from the living/dining kitchen and a side opaque uPVC door.

Living Room



From the living/dining kitchen, wide pocket doors retract and give access into the living room. This fabulous reception room also has walnut flooring. It is positioned at the front of the property, with a southerly aspect and a four-panelled bi-folding door leading out onto the paved patio area. There are a wealth of sockets and switches, LED downlighting and under floor heating.

Bedroom Four



Accessed via an oak internal door from the hallway, this is a large multipurpose room with walnut flooring, a uPVC window and a side opaque window. It would make an ideal games or cinema room, or a ground floor double bedroom. We understand that there is plumbing/provision to incorporate an en suite. One wall has feature exposed stonework. The room has under floor heating and LED downlighting.

Bedroom Five



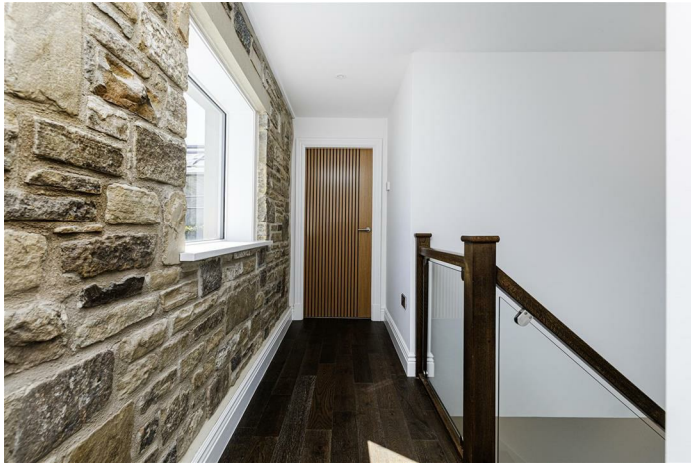
This room was designed as a home office/study but could be a ground floor double bedroom, depending upon purchasers needs and requirements. It has walnut flooring, exposed feature stonework, an exposed uPVC window, LED downlighting and under floor heating.

Lea Gardens, Sowerby Bridge Halifax,

Details



First Floor Landing



From the hallway, a staircase rises to the first floor galleried landing, which has a continuation of the walnut flooring. There is a large uPVC window with a southerly aspect and views looking back across the valley. There is LED lighting off the hallway, an open-plan dressing area incorporating open shelves, perfect for bags and shoes, etc. A feature internal oak door opens to the dressing room/walk-in wardrobe.

Dressing Room/Walk-in Wardrobe



This area has extensive hanging space to high and low levels, a fan heater and LED downlighting.

Master Bedroom



A feature oak door leads into this room, where a great deal of thought has been given to maximising natural lighting, taking full advantage of the southerly aspect and views across the valley. It has neutral decor and carpeting and plenty of space for furniture. This room has a feature anthracite coloured radiator and access to an en suite bathroom.

En Suite Bathroom



This is certainly a statement room with fabulous floor and wall tiling, a motion sensed mirror and a large Velux window. It has a roll-top double-ended bath with a floor-mounted tap and a hand-held shower attachment. There is a low-level WC with a concealed cistern and a rectangular hand basin with drawers below. The large walk-in shower has a glazed screen, an overhead waterfall style shower

Lea Gardens, Sowerby Bridge

Halifax,

Details



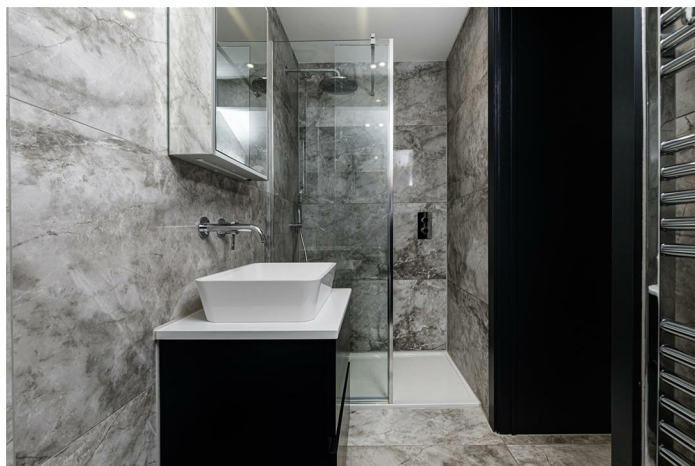
fitting and a wall-mounted hand-held shower attachment. There is an alcove for toiletries, a mirror and an upright ladder style radiator, matching the taps and overall finish of this wonderful room.

Bedroom Two



This large double bedroom has glazing to three elevations, an anthracite coloured radiator, exposed stonework to one wall and a feature oak internal door. There is built-in furniture with wardrobes and drawers. A door leads into the en suite.

En Suite



The stylish en suite has a walk-in shower cubicle with an overhead waterfall style shower fitting and a wall-mounted hand-held shower attachment. There is a rectangular hand basin with drawers below and a low-level WC with a

concealed cistern. The floor and walls have feature tiling. There is LED downlighting, an extractor fan, an illuminated mirror fronted toiletries cabinet and a recessed tiled alcove, perfect for toiletries. The room also has an upright chrome ladder style radiator.

Bedroom Three



This large double bedroom has a dual aspect with front and side windows. It has an anthracite coloured radiator and built-in furniture with wardrobes and drawers. A door leads into the en suite.

En Suite



The stylish en suite has a walk-in shower cubicle with an overhead waterfall style shower fitting and a wall-mounted hand-held shower attachment. There is a rectangular hand basin with drawers below and a low-level WC with a

Lea Gardens, Sowerby Bridge

Halifax,

Details



concealed cistern. The floor and walls have feature tiling. There is LED downlighting, an extractor fan, an illuminated mirror fronted toiletries cabinet and a recessed tiled alcove, perfect for toiletries. The room also has an anthracite coloured upright ladder style radiator.

External Details



Accessed via automatic double gates, a sweeping driveway leads to the property, which is set within the grounds of the former manor house. There are three parking spaces, an adjoining level lawned garden and beautiful retaining walls with stone tops. There is an external water point and a power socket. A major selling feature of the property is the orientation, having a southerly aspect. The bi-folding doors within the living/dining kitchen and the living room open out onto a full-width stone paved patio, perfect for outdoor entertaining and eating. It can be a real sun trap. Wide stone steps lead down to a second stone paved patio with an adjoining level lawn and a lawned garden down to the bottom corner. There is a perimeter wall, trees, a gravelled pathway, wood bark borders, external lighting and power to this elevation.

Garage 19' 6" x 26' 8" (5.79m 1.83m x 7.92m 2.44m)



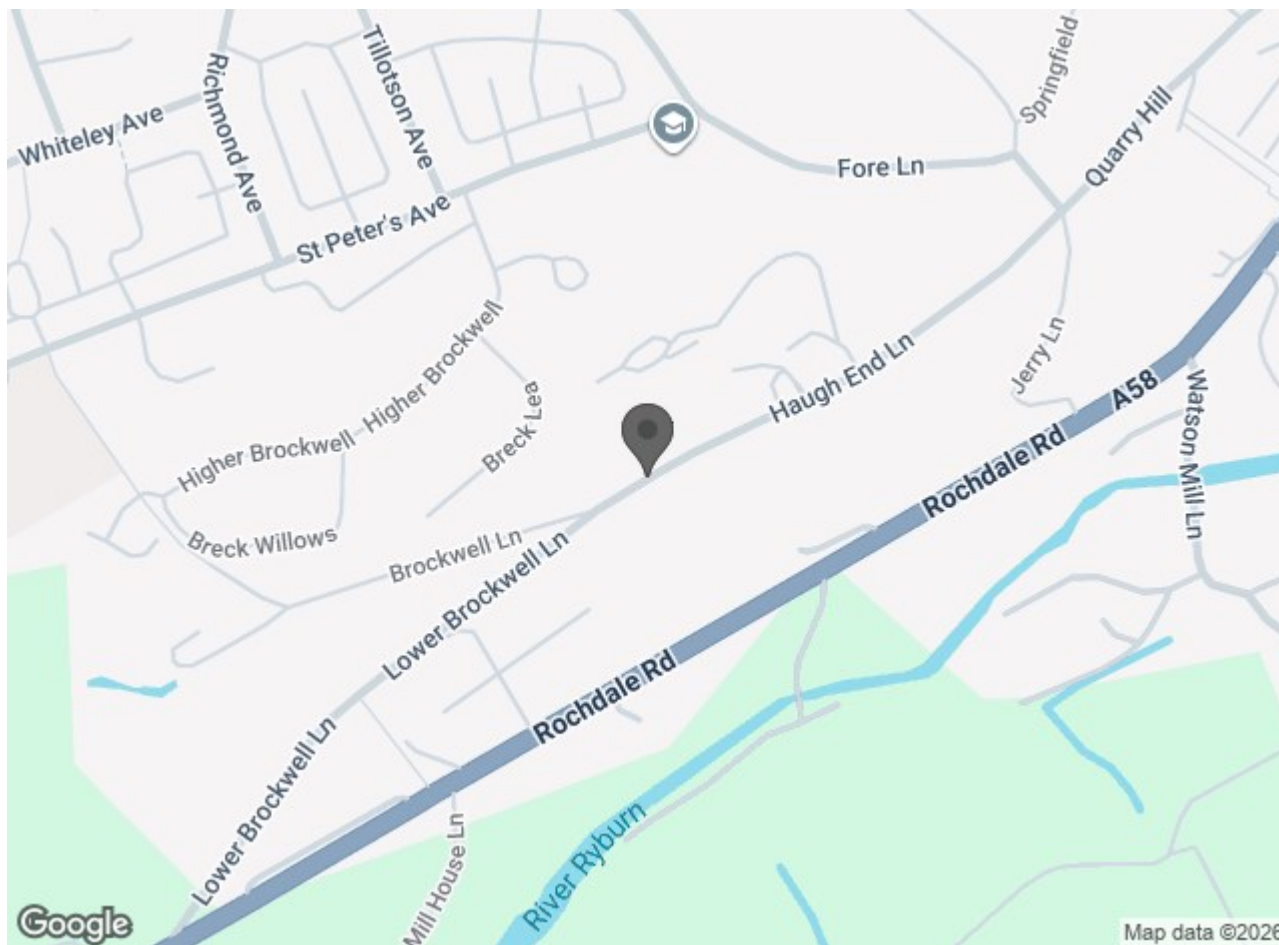
The large detached garage has an automatic door, power, water and lighting.

Tenure

The vendor informs us that the property is freehold.

Lea Gardens, Sowerby Bridge Halifax,

Directions



Martin Thornton
PLATINUM

martin-thornton.com
01484 508000