



“BROOK HOUSE” STOCKS LANE, WARLEY

This award winning individually designed Yorkshire stone detached residence is situated in this highly desirable semi-rural location within the heart of Warley Village, providing spacious and attractive family accommodation. Just step inside this superb family home and you cannot fail to be impressed with the attractive and spacious living accommodation provided which briefly comprises Entrance Hall; 2 Reception Rooms; Modern Bespoke Fitted Breakfast Kitchen; Utility Room; Double Garage, Downstairs Wet Room; 4 Bedrooms (master suite with dressing room and en suite); 3 Bathrooms; and Gardens including a Landscaped South Facing Garden and electric security gates. This most delightful residence has an abundance of quality fixtures and fittings and enjoys breath-taking panoramic views over the surrounding countryside of Warley and beyond. Although nestling within the beautiful rolling Pennine Hills the property provides easy access to Halifax Town centre as well as excellent access to the Trans Pennine Road & rail network linking the business centres of Manchester & Leeds. Very rarely does an opportunity arise to purchase such a quality detached residence within one of Calderdale's premier locations and as such an early appointment to view is absolutely essential.

Price Guide: OFFERS INVITED OVER £695,000



A covered Entrance Porch leads to an entrance door with double glazed windows to either side which opens into a

SPACIOUS ENTRANCE HALL

With a spindled staircase leading to the first-floor accommodation, door to store cupboard providing useful storage facilities, and a tiled floor with under floor heating.

From the Entrance Hall a door opens to the

STUDY 2.76m x 2.69m

With double glazed window to the front elevation, built-in shelves to one wall providing useful storage and display facilities, and tiled floor with under floor heating.

From the Entrance Hall a door opens into the

SPACIOUS LOUNGE 5.44m x 5.09m

This delightful room has a central Minster style Inglenook fireplace with stone surround and multi-fuel stove on a matching hearth. To either side of the fireplace there are built-in cupboards and shelves providing excellent display and storage facilities. Double glazed French doors, with double glazed windows to either side, opens onto the south facing terrace, oak wood floor, one period style radiator, and one TV point.

From the Entrance Hall a door opens into the

DINING ROOM 4.26m x 4.44m

With double glazed French doors opening onto the south-facing terrace and enjoying superb panoramic views over the Norland hillside and beyond. The dining room has a tiled floor with under floor heating.

From the Dining Room through to the

MODERN FULLY FITTED BREAKFAST KITCHEN 5.67m x 3.75m

Being fully fitted with a bespoke hand crafted kitchen including wall and base units incorporating solid wood work surfaces with a stainless steel single drainer sink unit with mixer tap, Rangemaster gas stove with extractor above, integrated appliances including microwave, dishwasher, fridge, and freezer. This delightful modern kitchen has a centre island with fitted units and a breakfast bar. The kitchen has matching splash backs and is partially tiled with complementing colour scheme to the remaining walls with inset spotlight fittings to the ceiling and a matching tiled floor with under floor heating. There is a double glazed

window to the rear elevation enjoying superb panoramic views and incorporating a window seat, a further double-glazed window to the side elevation provides this room with its light and spacious aspect. The breakfast kitchen can also be accessed directly from the Entrance Hall.

From the Breakfast Kitchen a door opens into the

SPACIOUS UTILITY ROOM 4.04m x 2.52m

With matching fitted wall and base units with matching solid wood work surfaces incorporating a double bowl white Belfast sink unit with mixer tap and plumbing for an automatic washing machine, double doors open to a boiler cupboard housing the combination boiler. There is a tiled floor with under floor heating, a double-glazed window to the side elevation and a side entrance door.

From the Utility Room a door opens into the

INTEGRAL DOUBLE GARAGE 6.21m x 5.95m

This spacious double garage has two electric up and over doors, power and light. There is a door to cupboard housing the pressurised water cylinder and the fridge and freezer are included in the sale.

From the Entrance Hall there is a door to a

WET ROOM

With modern three-piece suite comprising hand wash basin with mixer tap, low flush WC and Alterna shower unit with overhead shower. The wet room is fully tiled and has inset spotlights to the ceiling and an extractor fan.

From the Entrance Hall a spindled staircase leads to a

HALF LANDING

With double glazed window to the front elevation and a Velux double glazed skylight window. Stairs continue to the

GALLERIED LANDING

The landing has double doors to a spacious cupboard providing excellent storage facilities, one double radiator and a fitted carpet.

From the Landing a door opens to the

MASTER BEDROOM SUITE

With sliding doors opening to excellent wardrobe facilities, double glazed window to the rear elevation enjoying superb panoramic views, one double radiator and a fitted carpet.

Door to

DRESSING ROOM 3.88m x 1.78m

With fitted wardrobes, shoe racks, dressing table with drawers, one double radiator and a fitted carpet.

From the Master Bedroom a door opens to the

EN SUITE BATHROOM

With four-piece suite comprising double bowl sink unit in vanity furniture, low flush WC, corner Jacuzzi style panelled bath with mixer tap and fully tiled shower cubicle. This spacious bathroom is fully tiled with a matching tiled floor. Double glazed window to the front elevation and inset spotlight fittings to the ceiling.

From the Landing a door opens into

BEDROOM FOUR 4.27m x 4.43m

With double glazed window to the rear elevation enjoying superb panoramic views, double doors to fitted wardrobes providing excellent storage facilities, one double radiator and a fitted carpet.

From the Landing a door opens into

BEDROOM THREE 5.66m x 3.74m

With double glazed windows to the side and rear elevations enjoying superb panoramic views. Double doors open to built-in wardrobes providing excellent storage facilities, one radiator and a fitted carpet. Access via a loft ladder to an insulated and partially boarded loft.

From the Landing a door opens into the

BATHROOM

With modern white four-piece suite comprising pedestal wash basin with mixer tap, low flush WC, and Victorian style roll top claw foot bath with mixer tap, and a fully tiled walk-in shower cubicle with shower unit. The bathroom is fully tiled with a matching tiled floor and has a double-glazed window to the side elevation, inset spotlight fittings to the ceiling and a vertical radiator/towel rail.

From the Landing a door opens into

BEDROOM TWO 6.17m x 5.77m max narrowing to 4.07m

With double glazed windows to the front and side elevations and Velux double glazed skylight window providing this room with its light and spacious aspect. Inset spotlight fittings to the ceiling, one double radiator and a fitted carpet.

From the Bedroom a door opens to the

EN SUITE SHOWER ROOM

With three-piece suite comprising hand wash basin with mixer tap in vanity unit with fitted drawers, low flush WC and a walk-in shower cubicle with overhead shower. The en suite is fully tiled including the floor and inset spotlight fittings to the ceiling, Velux double glazed skylight window, radiator and an extractor fan.

GENERAL

The property is constructed of Yorkshire stone and has a stone slate roof. It has the benefit of all mains services, gas, water and electric with the added benefit of double glazing, gas central heating with the ground floor enjoying under floor heating. The property was awarded a Civic award by Calderdale Council and was runner up in the Yorkshire LABC awards.

EXTERNAL

To the front of the property there are electric gates opening to a block paved area providing parking for several vehicles and leading to the integral double garage. There is access by a path to one side of the property leading to the rear south facing garden where there is a stone terrace with balustrade and steps leading down to a large lawned garden with flower and shrub border and mature trees. To the remaining side of the property there is flagged stone patio.

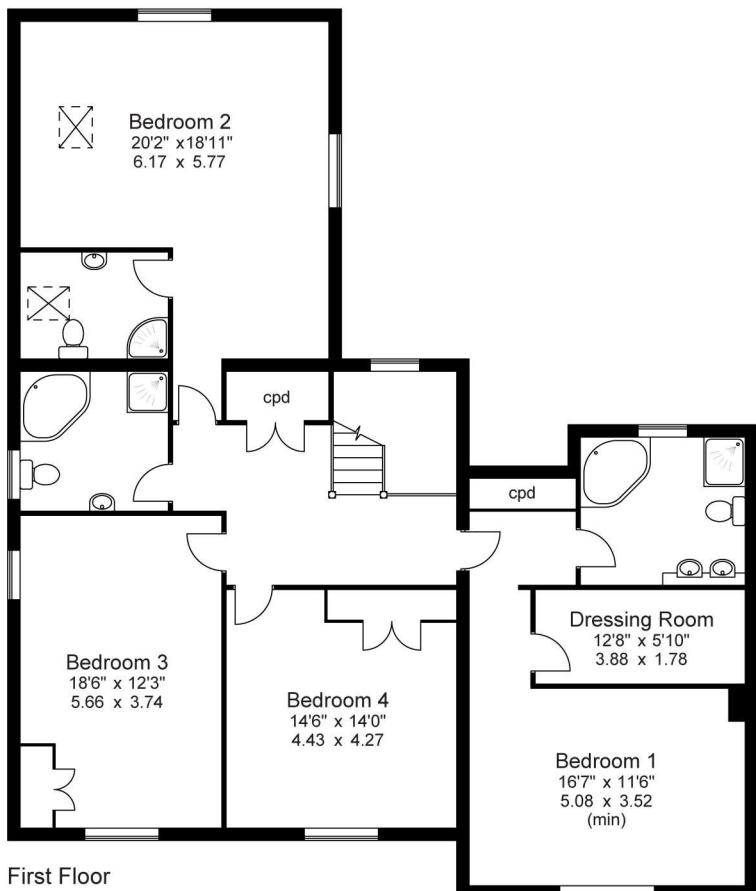
TO VIEW

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

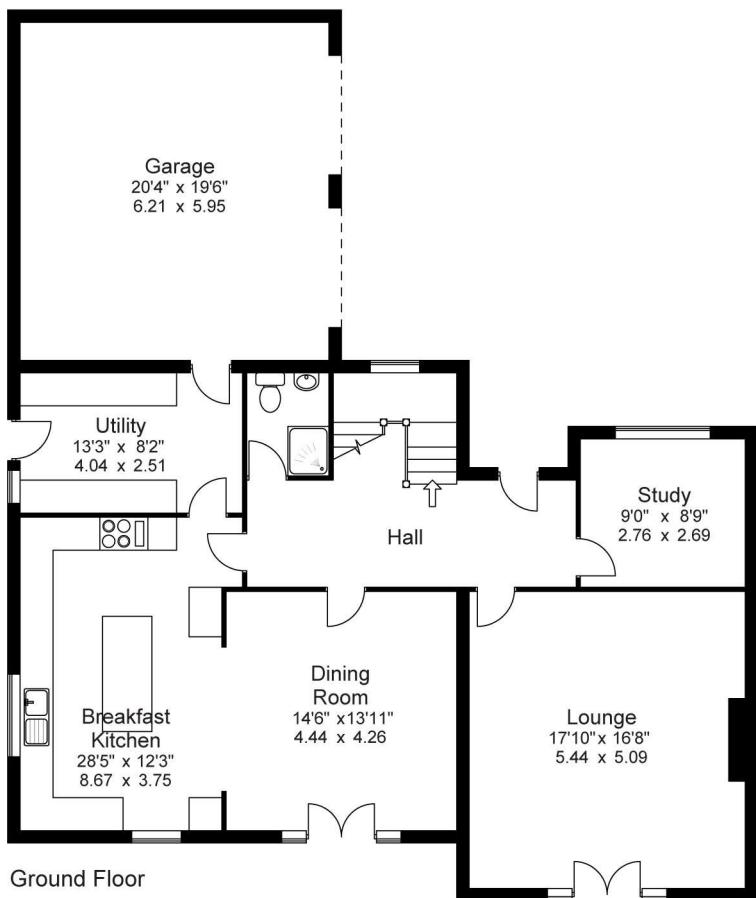
DIRECTIONS

Sat Nav HX2 7RU

Approx Gross Floor Area = 2750 Sq. Feet
(Excluding Garage) = 255.48 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

