



## 47 Law Lane, Halifax, HX3 9UG

£450,000

- Luxury kitchen with premium appliances, quartz worktops and bespoke seating
- Peaceful family room with picture window and direct garden access
- Elegant open-plan dining room with underfloor heating and countryside views
- Four bedrooms including an impressive principal suite with vaulted ceiling
- Cosy living room with exposed beams and multi-fuel stove
- Private gated parking, additional driveway and fully serviced garage

# 47 Law Lane, Halifax HX3 9UG

This exceptional property combines luxury finishes with thoughtful design, offering generous living spaces, high-specification fixtures, and stunning countryside views throughout. The ground floor features an impressive bespoke kitchen and breakfast room, elegant dining room with underfloor heating, and two beautifully presented reception rooms, while upstairs provides four well-proportioned bedrooms including a striking principal suite with vaulted ceiling and fitted wardrobes. High-end bathrooms, quality craftsmanship, and character features such as exposed beams and a multi-fuel stove enhance the home's charm. Externally, the property benefits from private gated parking, a well-equipped garage, and landscaped gardens, making it an outstanding family home in a desirable rural setting.



Council Tax Band: E



## Entrance Hall

A grand and welcoming entrance hall finished with elegant tiled flooring. The adjoining utility area offers dedicated space for a washing machine and dryer, complemented by a premium quartz worktop. A door leads seamlessly into the impressive kitchen beyond.

## WC

This beautifully appointed cloakroom features high-quality tiled flooring, a contemporary vanity washbasin with integrated storage, a concealed cistern WC, and a designer period-style wall-mounted radiator—perfectly balancing character and sophistication.

## Kitchen / Breakfast Room

The heart of the home, this exquisite kitchen has been crafted to an exceptional luxury standard. It boasts an extensive range of high-end floor and wall-mounted cabinetry, paired with pristine quartz work surfaces.

A bespoke built-in seating area accommodates two wine fridges, ideal for entertaining in style. The kitchen offers a comprehensive suite of premium integrated appliances, including a fridge-freezer, an additional under-counter fridge, an integrated dishwasher, and a five-ring Neff induction hob with mirrored splashback and concealed extractor.

Further features include tall ladder-style storage units, twin Wi-Fi-enabled Neff ovens with integrated microwave, and sophisticated LED downlighting. A door leads through to the porch.

## Dining Room

This elegant open-plan dining space flows effortlessly from the kitchen and is designed for both everyday living and impressive entertaining. Luxurious tiled flooring with underfloor heating, along with expansive UPVC windows, frame views of the property and surrounding countryside.

The space also offers bespoke designer radiators, exposed beams, a useful storage cupboard, and a staircase leading to the first floor. There is ample room for a large family dining suite and provision for a wood-burning stove if desired.

## Living Room

A refined and cosy living room, enhanced by plentiful natural light. This beautifully presented space features soft carpeted flooring, exposed beams, and a striking fireplace with a multi-fuel wood-burning stove—creating a perfect ambience for relaxation. Stylish panelled walls and an open-through connection to the family room add further charm.

## Family Room

A serene retreat designed to capture uninterrupted views across neighbouring fields to the south. Complete with underfloor heating, a large picture casement window, and a UPVC door opening onto the rear garden, this room offers the ideal space for peaceful reflection and everyday comfort.

## First Floor Landing

A plush carpeted landing leading to all bedrooms and the luxurious family bathroom. A loft hatch provides additional access to roof storage.

## Principal Bedroom

A beautifully appointed double bedroom featuring two sets of bespoke fitted wardrobes and a stylish built-in vanity unit with illuminated mirror and storage drawers. The vaulted ceiling with exposed beams creates an impressive sense of volume, while dual-aspect windows capture picturesque views to both the front and rear of the property.

## Bathroom

This opulent bathroom showcases high-end finishes throughout, including large format ceramic tiles and gold-accented detailing. The suite features a concealed cistern WC, a wall-mounted double washbasin with brushed-gold mixer taps and storage drawer, and a luxurious Lusso freestanding bathtub with coordinating freestanding tap and handheld shower.

A frosted UPVC window offers privacy while maintaining natural light. A spacious walk-in shower includes a thermostatic brushed-gold mixer, handheld attachment, and inset shelving. A period-style heated towel rail completes this beautifully curated space.

## Bedroom 1

A generous double bedroom with plush carpeting and a UPVC window overlooking the rear garden and countryside.

## Bedroom 2

A further double bedroom finished with soft carpeting, a front-facing window, and a built-in wardrobe for convenience.

## Bedroom 3

A charming single bedroom currently used as a home office but equally suited as a nursery or dressing room. High ceilings and a window framing views of neighbouring fields add to its appeal.

## Outside

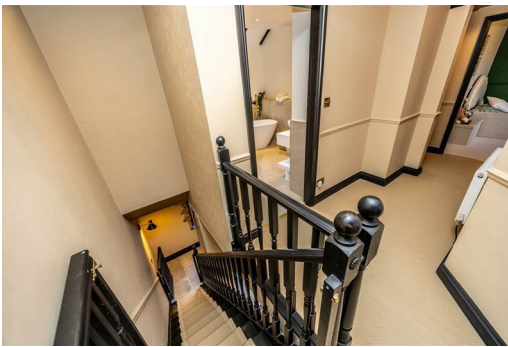
The front of the property shares a courtyard.

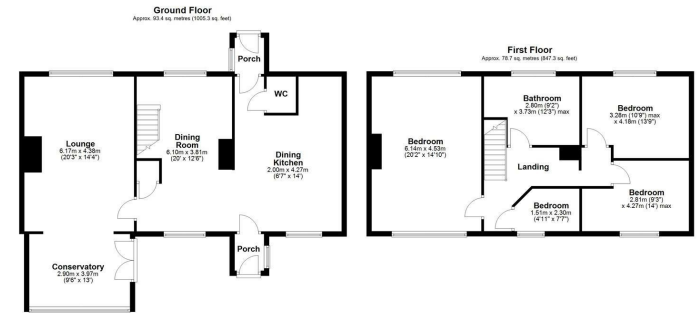
To the rear, features private parking for 5–6 vehicles and is secured by an impressive private electric gate, offering both privacy and exclusivity. This leads to a well-equipped garage, complete with water, power, and lighting—ideal for storage, hobbies, or future development potential.

### Agent Notes & Disclaimer

The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.







Total area: approx. 172.1 sq. metres (1852.7 sq. feet)

