



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

Brook House, Stock Lane
Halifax



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Offer In Region Of £895,000

BROOK HOUSE IS A SIMPLY STUNNING FOUR-BEDROOM MODERN FAMILY HOME, METICULOUSLY DESIGNED TO MEET THE NEEDS OF CONTEMPORARY LIVING. LOCATED IN THE CHARMING VILLAGE OF WARLEY, CALDERDALE, THIS EXQUISITE PROPERTY IS NESTLED WITHIN A PRIVATE CUL-DE-SAC AND BOASTS WELL-PROPORTIONED LIVING ACCOMMODATION THAT ENSURES COMFORT AND STYLE FOR EVERY FAMILY MEMBER.

ENTRANCE HALL

As you step through the front door, you are greeted by an elegant entrance hall adorned with porcelain tiled flooring and underfloor heating. This welcoming space features a staircase that leads to the first floor, providing access to the study, living room, and kitchen diner and a downstairs toilet. Additionally, the under-stairs area offers practical storage solutions, ensuring that your home remains organised and clutter-free.

OPEN PLAN KITCHEN BREAKFAST ROOM/FAMILY ROOM

This delightful open-plan area is thoughtfully designed to be the heart of the home, where ceramic flooring flows seamlessly throughout, enhancing the aesthetic of the fully fitted bespoke kitchen. The kitchen is equipped with a variety of floor and wall-mounted storage units, ensuring a clean and organized space. High-end appliances, including a dishwasher, under-counter fridge, and microwave, provide the convenience and efficiency needed for daily routines.



At the center of the kitchen is a spacious island topped with Silestone work surfaces, featuring an extended wooden breakfast bar that invites casual dining and gatherings. The design allows for a smooth transition into the family room, which offers an ideal setting for relaxation and family gatherings, complete with ample space for comfortable seating and entertainment. French doors with double glazing open onto the rear terrace and garden, flooding the area with natural light while providing easy access to outdoor living.

The kitchen is further enhanced by a range cooker equipped with a five ring gas hob and plate warmer, along with an extractor fan adorned with stylish Silestone splashbacks. Inset matte black LED downlighters and chrome sockets add a modern touch, while the double Franke sink, paired with a brass mixer tap, combines elegance and functionality. Wooden-framed double-glazed windows provide picturesque views of the garden, complemented by a built-in window seating area that creates a cozy nook. Under-counter lighting casts a warm glow, enhancing the inviting ambiance of this stunning space.

UTILITY ROOM

The utility room features Villeroy & Boch double porcelain sinks set into elegant wooden work surfaces, offering both style and practicality. The generous space is finished with sleek porcelain floor tiles, creating a clean and modern aesthetic. It includes a full-height fridge and freezer, ensuring ample storage for all your fresh and frozen items.

A tall larder-style storage cupboard, which currently houses the newly installed boiler from April 2024, provides convenient and organised storage solutions. There is also designated space for a washing machine and dryer, enhancing the room's functionality. A composite door leads to the side of the house, while another door provides access to the double garage.

WC

The bathroom is beautifully adorned with floor-to-ceiling porcelain tiles, creating a sleek and modern aesthetic. It features a concealed system toilet and a wall-mounted designer wash basin, complete with a stylish brass mixer tap. LED downlights illuminate the area, adding a warm glow and enhancing the overall ambiance.

LIVING ROOM

The living room is a delightful space, featuring elegant engineered oak flooring that adds warmth and sophistication. A stunning inglenook fireplace with an ashlar stone surround and hearth serves as the room's focal point, complete with a cozy wood-burning stove that invites relaxation. Flanking the fireplace are two bespoke fitted shelving units with cupboards, providing ample storage and display space. Double-glazed French doors open onto the outdoor terrace, seamlessly blending indoor and outdoor living. The room is illuminated by stylish wall-mounted light fittings, while a vintage-style radiator adds character and charm. Modern chrome switches and sockets complete the contemporary design, making this a perfect gathering place for family and friends.

STUDY

The study overlooks the front of the property with large double glazed windows, adorned with plantation shutters that enhance privacy and style. This inviting space accommodates a large desk and seating area, providing an ideal setting for work or study. Custom-fitted storage shelves offer both functionality and organisation, while chrome sockets and switches add a modern touch. The underfloor heating ensures a comfortable working environment throughout the year, making this office both stylish and practical.

FIRST FLOOR LANDING

The first-floor landing features vaulted ceilings that create a sense of spaciousness, complemented by Velux roof window that floods the area with natural light. This inviting space includes doors leading to the various bedrooms, ensuring convenient access. A well-appointed storage cupboard with lighting provides practical



solutions for keeping the landing organised. The seamless transition into the upstairs living accommodation enhances the overall ambiance, making this landing a bright and welcoming hub of the home.

PRINCIPLE BEDROOM SUITE

The principal bedroom suite is a generously sized retreat, featuring plush carpet flooring and impressive vaulted ceilings that enhance the feeling of space. Double-glazed windows provide stunning views of the rear garden and the picturesque valley beyond, with charming Plantation shutters that offer both style and privacy. A wall-mounted TV bracket adds modern convenience, perfect for relaxation.

The adjoining dressing room is equally inviting, showcasing elegant flooring and bespoke fitted wardrobes that maximize storage with ample shelving and hanging rails. A stylish vanity dressing table with illuminated mirrors and storage drawers adds functionality to the space, while a warm-mounted radiator ensures comfort. LED spotlights illuminate the area, creating a bright and welcoming ambiance throughout the suite.

ENSUITE BATHROOM

This delightful bathroom exudes charm, featuring a luxurious modern free standing bath with a sleek, wall-mounted mixer tap that adds a touch of elegance. A spacious shower area includes a large-profile mixer control and a rainfall showerhead for a spa-like experience. The room is complemented by a wall-mounted heated towel rail, providing both warmth and comfort.

A Duravit WC and a designer wash basin are mounted on a stylish vanity unit with illuminated mirrors, complete with drawers for ample storage. The frosted glass double-glazed window is adorned with New England-style shutters, adding both privacy and classic style. The vaulted ceilings create a sense of openness, while inset LED spotlights cast a soft, ambient glow, enhancing the overall atmosphere of this elegant space.

DOUBLE BEDROOM

This spacious double bedroom is beautifully carpeted and features a large double-glazed window that offers stunning views of the valley at the rear of the property. The room is fitted with plantation shutters, adding character while allowing for privacy and light control. With its vaulted ceilings, the space feels open and airy, enhancing the overall ambiance. Fitted wardrobes and additional storage areas provide practical solutions for organising your belongings, making this room both functional and inviting.

DOUBLE BEDROOM

This charming double bedroom features elegant carpet flooring and benefits from double-aspect views through double-glazed windows that overlook both the side and rear of the property. Fitted with plantation shutters, the room offers a touch of classic charm while allowing for privacy and light control. The vaulted ceilings create a sense of spaciousness, complemented by inset LED spotlights that provide a warm and inviting glow. A loft hatch with loft ladder and light adds convenience, while fitted wardrobes and shelving provide ample storage solutions, making this room both functional and stylish.

BATHROOM

This stunning bathroom showcases large porcelain floor and wall tiles, creating a sleek and contemporary aesthetic. It features a low-profile, walk-in wet room-style shower cubicle equipped with a thermostat-controlled shower and a luxurious rainfall showerhead, providing a spa-like experience. A gorgeous modern freestanding bath adds elegance and is complemented by a wall-mounted mixer tap and a large heated towel rail for ultimate comfort. The bathroom also includes a low-level flush WC and a mounted wash basin set on a stylish vanity unit with illuminated mirrors, and storage drawers, providing both functionality and sophistication. The ceilings are adorned with LED spotlights, ensuring a bright and inviting atmosphere throughout this beautiful space.

DOUBLE BEDROOM

This inviting double bedroom features plush carpet flooring and boasts double-aspect views from the front and side of the property, creating a bright and airy atmosphere. Adorned with charming plantation shutters and a Velux roof window, the room enjoys an abundance of natural light. It offers fitted wardrobes and convenient storage drawers. A private door leads to an ensuite bathroom, adding a touch of luxury and privacy to this delightful room.

ENSUITE BATHROOM

This exquisite bathroom features elegant floor and wall tiles, complemented by a low-profile, walk-in shower cubicle equipped with a thermostatic-controlled mixer shower and a luxurious shower-head. The room includes a sleek flush WC and a wall-mounted designer wash basin with a stylish mixer tap and a vanity storage drawer for added convenience. A charming roll-top bath invites relaxation, while a heated towel rail ensures warmth and comfort. The roof window allows natural light to fill the space, and LED down-lights provide a modern touch.

EXTERIOR AND GROUNDS

At the front of the property, you'll find double electric gates that open to reveal a beautifully blocked paved driveway, providing off-street parking for multiple vehicles. The driveway leads to double garages equipped with electric roller doors, ensuring convenience and security. A set of steps guides you down to the rear of the property, where a true gem awaits.

The rear boasts an impressive south-facing terrace that offers breathtaking, far-reaching views across the valley. This expansive outdoor space is perfect for alfresco entertaining, whether you're hosting summer barbecues or enjoying quiet evenings under the stars, soaking up the warmth of the sunshine.

From the terrace, steps lead down to a level lawn area, adorned with mature trees and hedges that provide both privacy and a sense of tranquility. The terrace wraps around to the side of the property, where another charming terrace area features a hot tub, illuminated by soft lighting, creating an inviting ambiance for relaxation.

The views from the rear of this stunning home are nothing short of magnificent, showcasing the natural beauty of the surroundings and serving as a key highlight of this remarkable property. Whether you're entertaining guests or enjoying peaceful moments alone, the outdoor spaces truly enhance the overall appeal of this home.

DOUBLE GARAGE

The double garage features modern electric roller doors, providing both convenience and security. Inside, the space is well-equipped with full strip lighting, ensuring excellent visibility, and ample power outlets for all your needs. An EV charger is installed for eco-friendly electric vehicle charging, making it a practical choice for modern living.

Additionally, there is a side door that leads to a utility area housing the water cylinder, along with the fuse board and a water tap for added functionality. This thoughtfully designed garage not only enhances storage options but also provides essential utilities.

LOCATION

Warley, Halifax, Calderdale is a picturesque village nestled in the scenic landscapes of West Yorkshire. Renowned for its charming stone cottages and rolling hills, Warley provides a tranquil escape while remaining conveniently close to the amenities of Halifax, including supermarkets, bars, restaurants, the historic Piece Hall, and a train station for easy travel. Easy access to major road networks.

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.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATSOEVER IN RELATION TO THIS PROPERTY.

ADDITIONAL INFORMATION

EPC: TBC

Tenure: Freehold

Council Tax: G

What3words:love.either.memeber

Parking: Off road parking

UTILITIES

Gas: TBC

Electric:TBC

Water: TBC

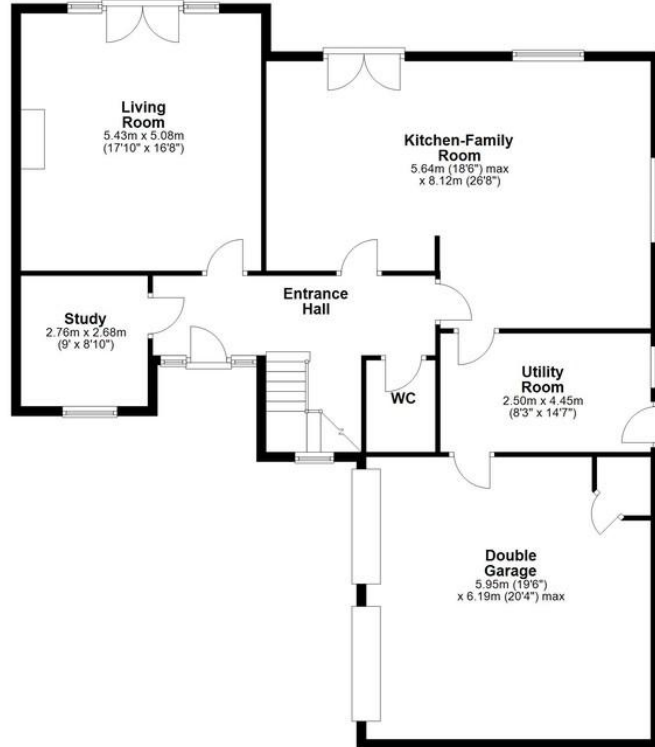
Heating: TBC

Broadband: superfast

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

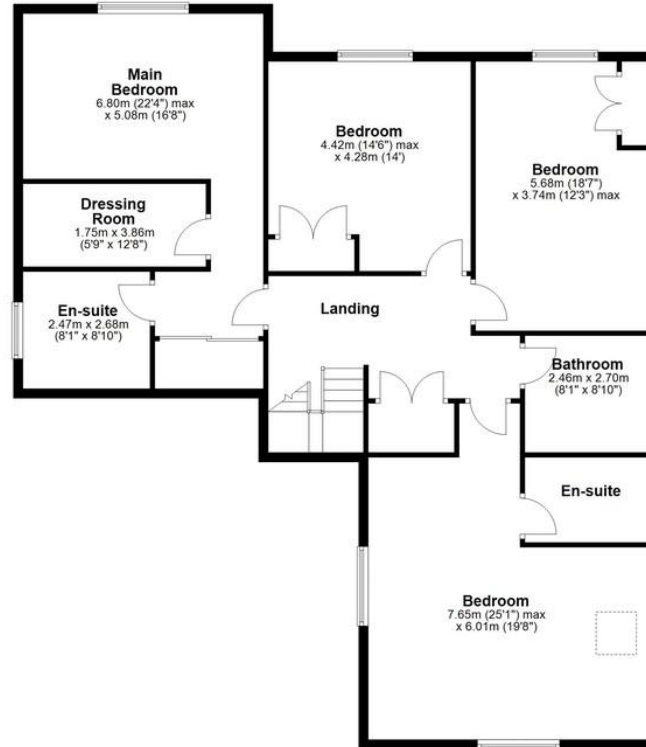
Ground Floor

Approx. 143.3 sq. metres (1542.9 sq. feet)



First Floor

Approx. 144.1 sq. metres (1550.5 sq. feet)



Total area: approx. 287.4 sq. metres (3093.4 sq. feet)





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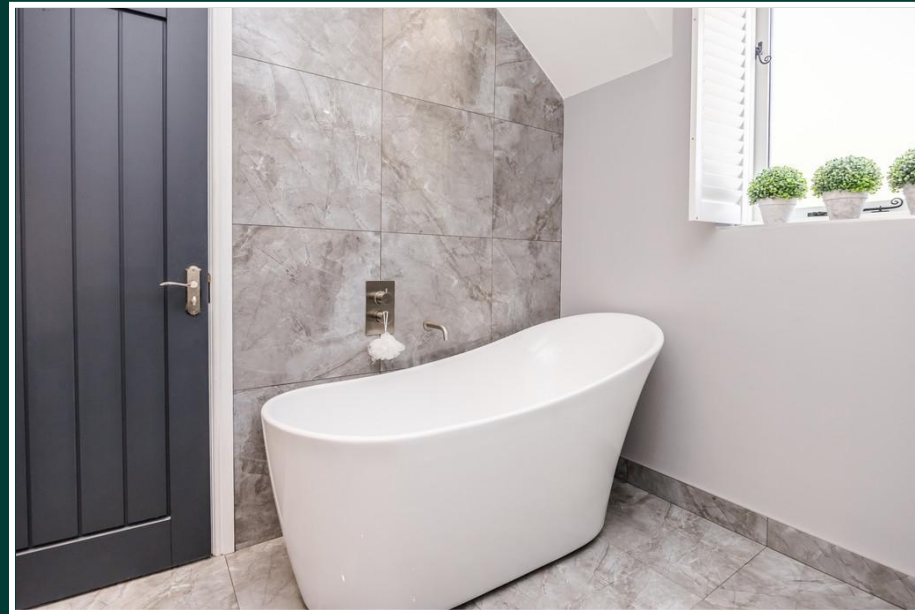


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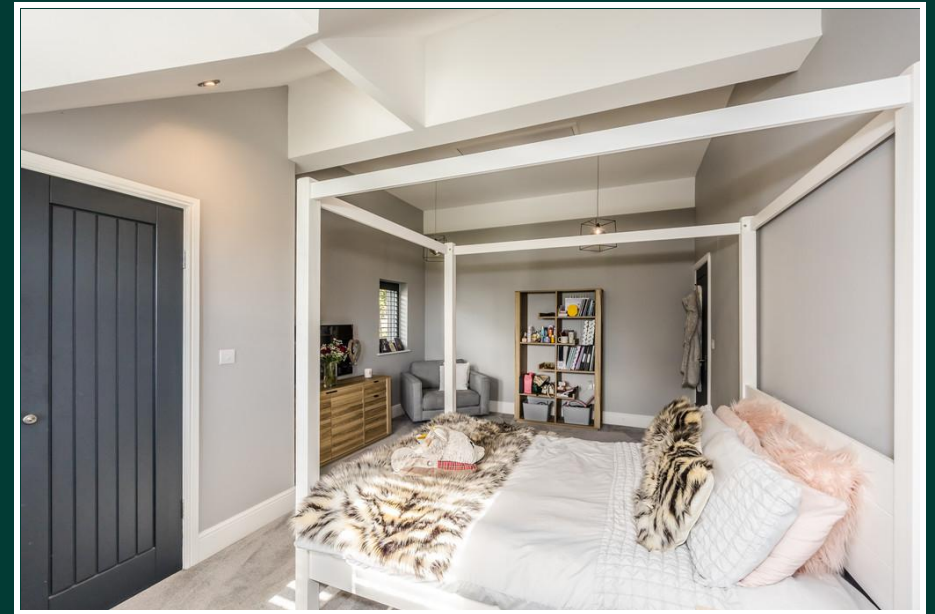




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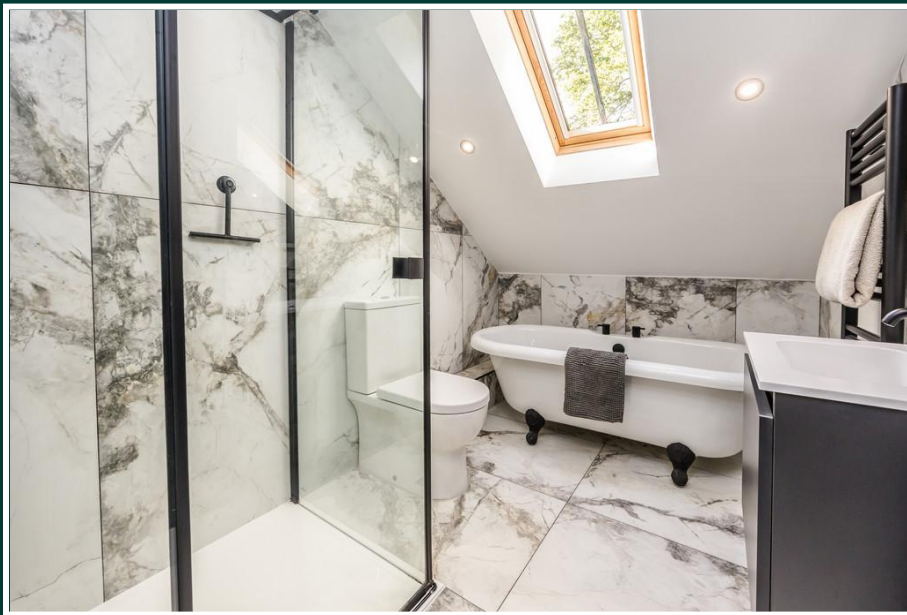


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