

## Willow Leigh, Willow Hall Drive

WillowField, between Halifax and Sowerby Bridge

Offers In Region of £525,000

**NO CHAIN – IMMEDIATE AVAILABILITY**

**A RARE OPPORTUNITY IN A TRULY SPECIAL SETTING**

DETACHED BUNGALOW WITH SPECTACULAR VALLEY VIEWS, WRAPAROUND GARDENS, AND LARGE DOUBLE GARAGE WITH WORKSHOP. TUCKED AWAY IN A PEACEFUL SECLUDED YET CONVENIENT POSITION WITH SWEEPING VALLEY VIEWS, THIS CHARMING STONE BUILT DETACHED BUNGALOW OFFERS A RARE BLEND OF SPACE, SERENITY, AND TIMELESS CHARACTER.



Built in 1965 this York Stone built detached bungalow with a Westmorland slate roof stands proudly at the centre of its own mature plot, surrounded by established gardens, mature trees, and tranquil nature.

Accessed via a sweeping drive that wraps gracefully around the home, this property enjoys total privacy and an exceptional sense of arrival. Whether you're seeking a peaceful retreat, or a home filled with potential, this unique property delivers both with generously proportioned interiors and easily maintained outdoor space that invites you to breathe, relax, and connect with the landscape.

At a Glance:

Breathtaking South-Facing Views:



Secluded and slightly elevated position with uninterrupted valley views that shift beautifully with the seasons.

Lush Wraparound Gardens:

A private haven featuring mature planting, easily accessed and generous stone flagged patios for entertaining and mature trees that add charm and heritage to the landscape.

Flexible Living Spaces:

The large, open-plan living and dining area is full of light and offers a great entertaining space. Sliding doors allow flexible use of the space, while a cozy wood-burning stove creates a perfect atmosphere for colder nights. French doors open directly onto the garden patio, seamlessly blending indoor and outdoor living while maximising enjoyment of the stunning valley views.

Well-Equipped Kitchen:

Dual-aspect windows frame lovely garden views. Equipped with a gas hob, double oven, extractor fan, dishwasher, and ample storage ideal for both everyday living and hosting.

Three Double Bedrooms:

Each bedroom is generously sized. The dual-aspect principal bedroom positioned at the south facing front of the property features built-in wardrobes and takes advantage of the light all day. Bedroom two has easy access to an adjacent walk-in wardrobe, off the hall, which has potential to become a private ensuite. Bedroom 3 includes

fitted wardrobes and a built-in desk with storage.

#### Two Bathrooms for Comfort:

The main family bathroom is bright, fitted with bespoke pitch pine furniture and features built-in storage, a sun pipe, towel rail and window.

A separate shower room with WC and basin with bespoke pitch pine furniture adds further convenience.

#### Practical Utility Room:

Positioned adjacent to the kitchen and rear entrance for convenience, the utility room offers dedicated space for electrical appliances, keeping everyday essentials tucked away while maintaining the home's clean and uncluttered flow.

#### Substantial Double Garage & Workshop Below:

Located beneath the main living area with wooden sliding fold-away doors, this large garage space includes a large double garage and an additional large separate workshop area, ideal for hobbyists or creative use. Further under-access is available along the full length of the property for easy maintenance of utilities & storage etc.

#### Additional Living Benefits:

New gas boiler located in the garage.

#### Rear Entrance & Hallway with Extra Storage:

Includes a large cloaks cupboard, burglar alarm, airing cupboard with radiator, and external access to a covered stone flagged pathway to the garden, garage side entrance and under cover bin storage.

#### Long Wraparound Driveway:

The sweeping driveway not only adds a sense of elegance to the approach but also divides to lead around the front of the property to access the integrated double garages beneath the home, while continuing up the side to provide ample convenient, private secure parking for multiple vehicles including a motor home / caravan etc. The property also benefits from level access from the driveway to both the front and rear doorsteps.

#### A Home with Soul and Scope

Lovingly maintained over the years, this home has a warmth that only time can create. Surrounded by nature and nestled in a tranquil yet accessible location, it presents a rare chance to purchase a truly special property with huge potential. 100 yds from a main bus route, large park and 5 mins drive to major supermarkets and walking distance to the local schools. This home nestles peacefully in its tranquil sheltered location in its own private backwater. The large grounds offer development opportunities for an additional dwelling / annexe / granny flat,. subject to planning permission



Arrange a Viewing

Words and pictures can only capture so much - the setting, views, and privacy must be experienced in person

#### ADDITIONAL INFORMATION

Council Tax: F

EPC: D

Tenure: TBC

Parking: Driveway

#### UTILITIES

Electric: TBC

Gas: TBC

Water: TBC

Heating: TBC

Broadband: Fibre to the Cabinet Broadband

Mobile Coverage: 4G/5G Check with your provider

#### 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.

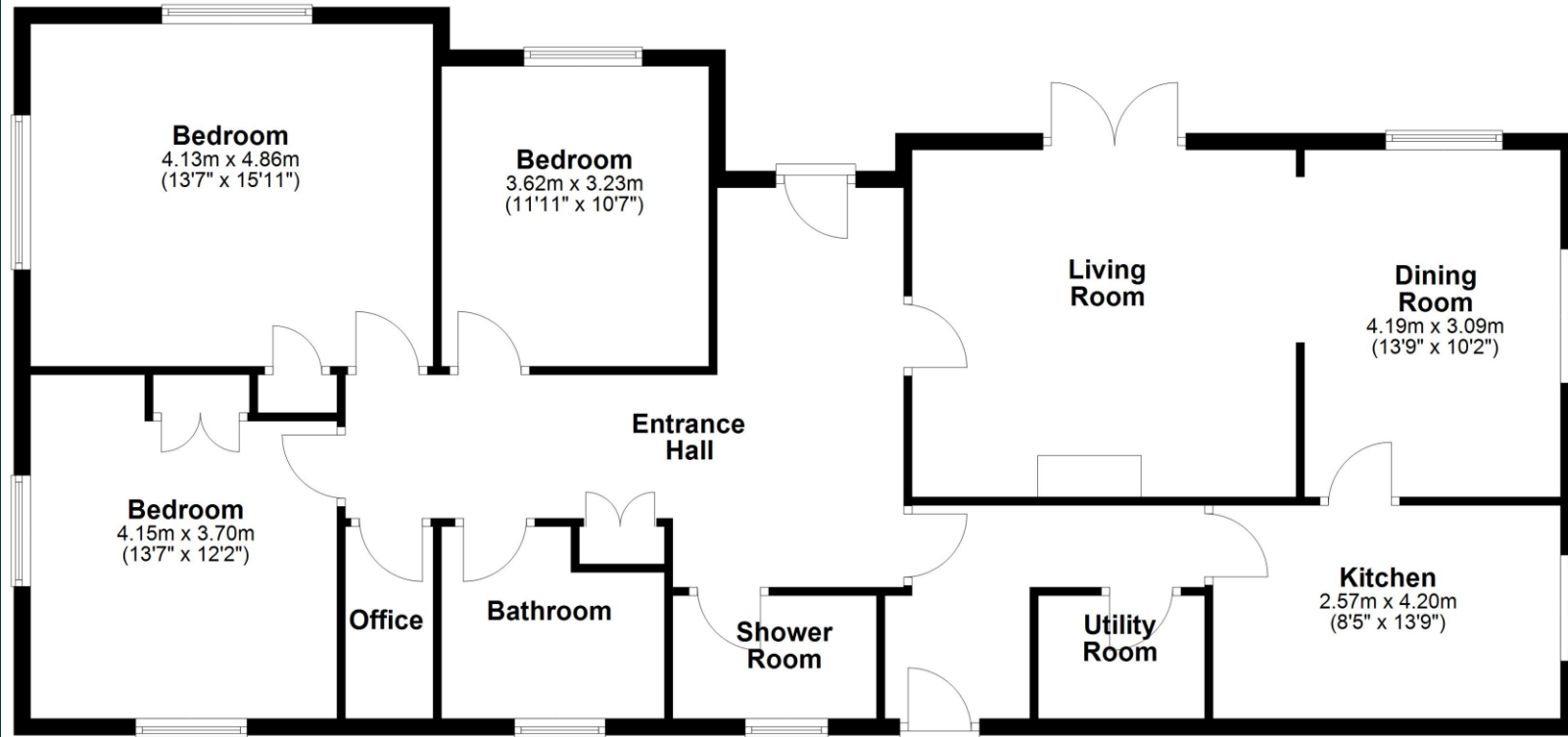
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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 WHATEVER IN RELATION TO THIS PROPERTY.

## Ground Floor

Approx. 136.3 sq. metres (1467.3 sq. feet)

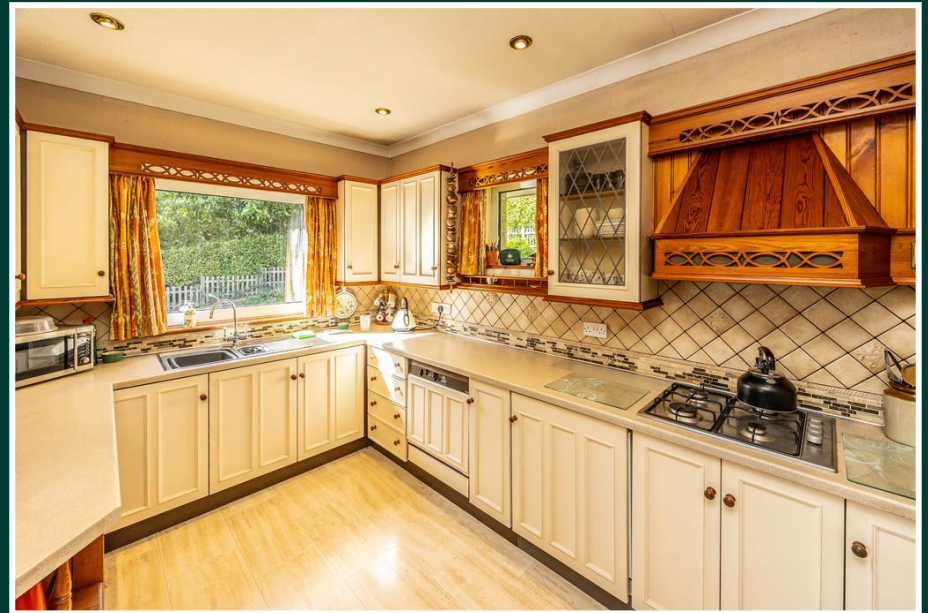


Total area: approx. 136.3 sq. metres (1467.3 sq. feet)

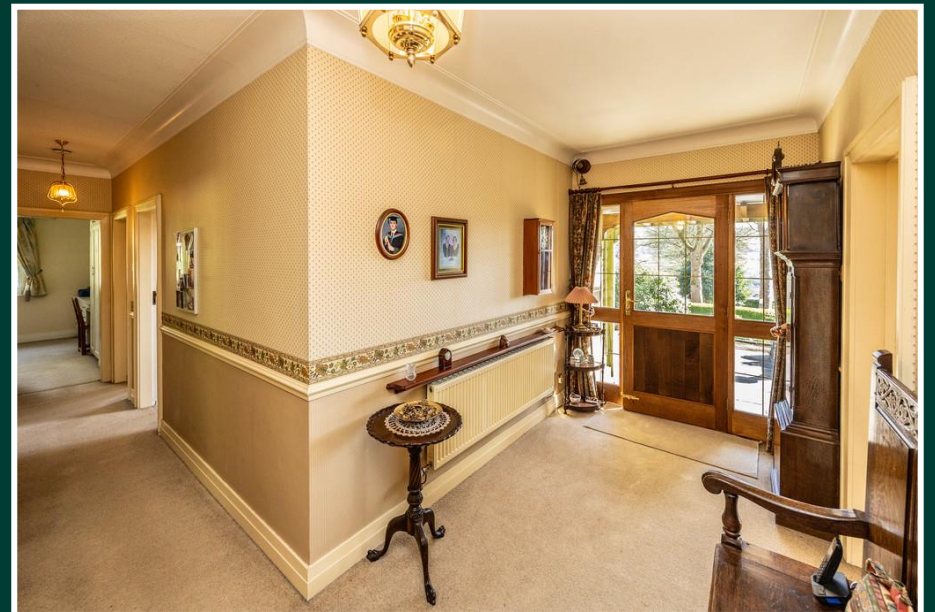


































Example of scope for  
additional dwelling in the  
grounds of Willow Leigh

