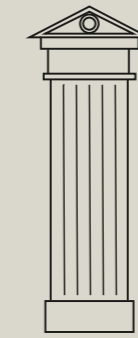


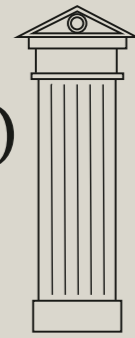
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Situated in a highly sought-after residential area, this end-terraced Victorian home blends timeless period charm with modern upgrades, making it an ideal family home offering a lifestyle of comfort and convenience.

“We were immediately drawn to the character of this house. It’s a home that wraps itself around you - it feels warm, inviting and full of life.”

With thoughtful renovations completed, including a new roof and insulation in January 2024, as well as a fully upgraded central heating system with a new boiler in 2023, this is a home built for comfort and longevity. The property is perfectly positioned near outstanding schools, local amenities and excellent road and rail links connecting the business hubs of Manchester, Leeds and London. Its spacious layout, gardens and elegant period features make this a truly special place to call home.



Step Inside...

From the moment you walk through the door, the home's character and charm are evident. The spacious entrance hall welcomes you with corniced ceilings, a dado rail and beautiful wood flooring.

The sitting room is an elegant haven, complete with a period marble fireplace housing a living flame gas stove. Large, double aspect, acoustically glazed uPVC windows, which were installed in summer 2023 and are framed with original shutters, fill the room with natural light.



"This space really sets the tone - it feels grand but inviting. Light streams through in the mornings, creating such a welcoming atmosphere."





Light-Filled Spaces...

Along the hall, the dining room offers another impressive space, perfect for hosting or enjoying family meals. With its own period marble fireplace and an open-grate fire, this room radiates warmth and charm. French doors with shutters open onto the side patio garden, allowing for effortless indoor-outdoor living.

“We’ve had so many wonderful dinners with friends here. In the summer, it’s lovely to open the doors and enjoy the garden.”



The Heart of the Home...

At the heart of this home is the modern, fully fitted breakfast kitchen. With its granite work surfaces, Rangemaster Classic Deluxe cooking range and Belfast sink, it offers both style and practicality. The kitchen is designed with family life in mind, featuring ample storage and a double-glazed mullioned window that captures views of the side garden. A feature fireplace with a living flame gas stove and a stone mantel adds a cosy touch.

Off the kitchen is a useful downstairs cloakroom with a two-piece suite. The boiler, installed in 2023 and which services the upgraded central heating system, is also

housed in this room ensuring the home is warm and comfortable year-round. Access to the charming side gardens and convenient off-street parking is effortlessly achieved through the home's rear entrance.

From the kitchen is a door leading to the cellar head. The full height cellar spaces provide excellent storage options or even the potential to convert into additional living accommodation. With stone shelves and flagstone floors, the keeping cellar and two additional chambers maintain the home's historic character while serving as practical, functional areas.

"This is where we gather as a family, whether it's cooking, eating, or just chatting about our day."





The Principal Suite...

Climb the spindled staircase to the first-floor landing, where light cascades from a Victorian stained-glass skylight. The first floor is home to three well-proportioned bedrooms, each with its own charm. The principal bedroom, featuring a sash window, is a spacious elegant retreat.

“The light in this room is so lovely in the mornings. It feels peaceful and restorative.”

The en-suite shower room features a classic white three-piece suite, including wash basin, WC and walk-in shower. A uPVC double-glazed window to the side elevation brings in natural light, complemented by a heated towel rail for added comfort.





Beautiful Bedrooms...

The second bedroom is spacious and filled with light, thanks to dual-aspect sash cord windows. With its original fireplace and generous proportions, it's a versatile space suited for guests or family members. The third bedroom offers a delightful view of the front garden and is perfect for a child's room or study.





Rest & Refresh...

The family bathroom is a standout feature, with a Victorian-style claw-foot roll-top bath, a walk-in shower and charming panelled walls painted in a rich blue. It's a space designed for relaxation, offering a luxurious end to any day.

"It's a favourite spot for a soak and some quiet time."

On the second floor, two additional bedrooms provide flexible living options ideal for older children or guests. Both feature Velux skylights, windows to the side elevation and laminate wood flooring.





Glorious Gardens...

The outdoor spaces are just as inviting as the interiors.

A lawned garden to the front, bordered by mature shrubs and trees, offers a secluded setting for family activities or reflection. The lawned garden is situated across the private drive which serves the terrace. A gentle slope leads up to the front entrance, while the side garden, which is partly flagged and gravelled, provides a perfect space for dining or entertaining.

To the rear, a flagged patio area and off-road parking add practicality to the home's charm. Accessed via another private drive, the sought-after dedicated parking makes day-to-day life easy and stress-free.



*"We love sitting out here with a glass of wine in the evening.
It's such a great spot."*

ASK THE OWNERS SECTION

WHERE DO YOU GO WHEN YOU NEED...



GYM:
Several gyms all within 10 minute walk



WALK:
Manor Heath Park & Savile Park Moor (2 min away); along the the canal at Copley; Over the moors in Calderdale



RESTAURANTS:
Kaya's Grill (Turkish) does delicious food and is next door! Shibden Mill Inn (gastropub). Plus lots of choice at West Vale (5 min drive)



POI:
Eureka!; The Piece Hall; Shibden Hall



MILK:
Tesco Express (5 min walk)



LOCAL SCHOOLS:
Primary: Salterhebble (Good); All Saints' (Good). Secondary: The Crossley Heath School (Good)



CHEMIST:
Heath Pharmacy (3 min drive)



PUBLIC TRANSPORT:
Train station to Leeds, Manchester & London (15 min walk); Bus stops on main road to Halifax and Huddersfield



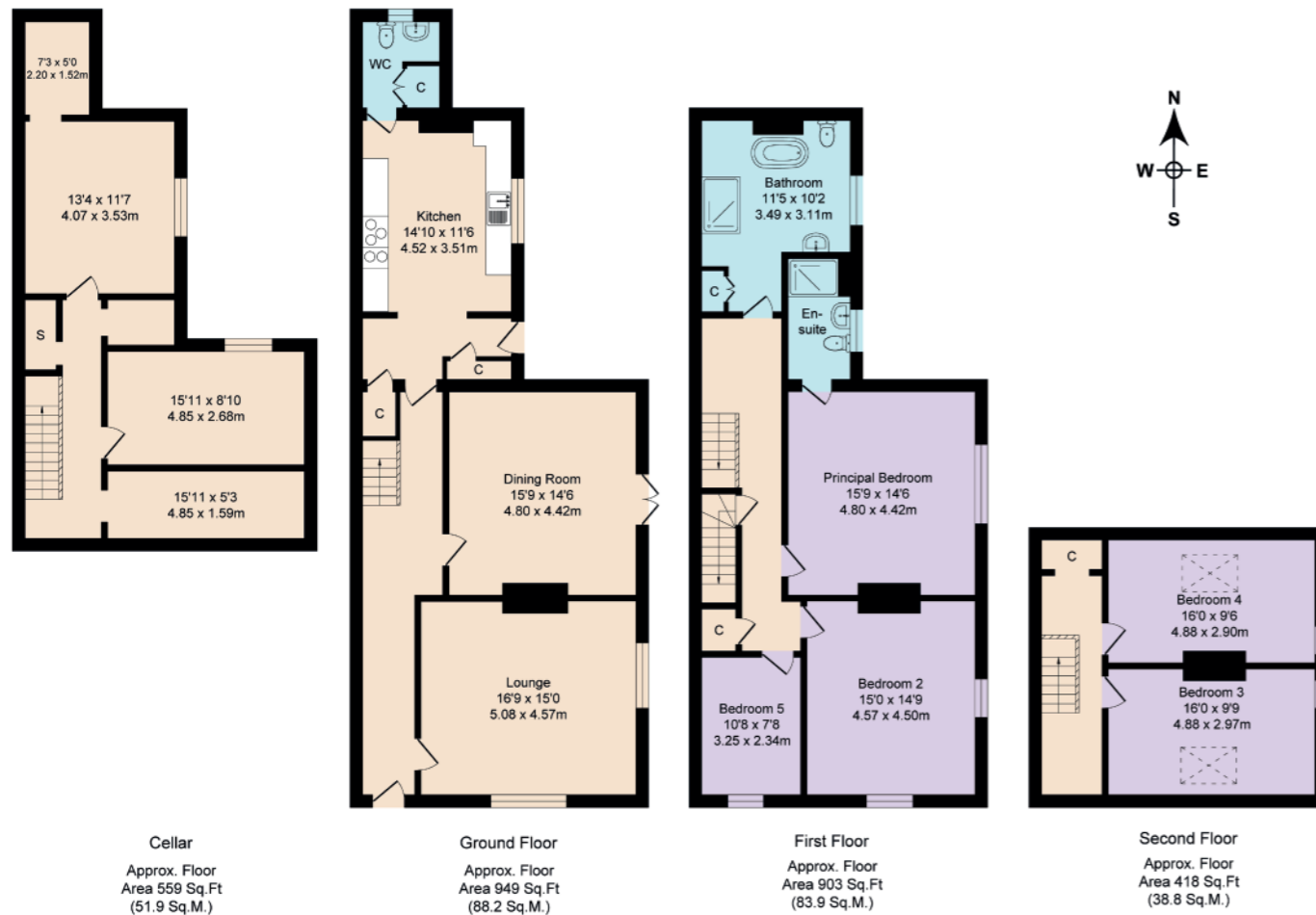
TAKEAWAY:
Hirds Family Fisheries; Mr T's; and lots of choice from West Vale eateries



PUB:
The Cross Keys; The Murgatroyd Arms; Big Six Inn - all walkable

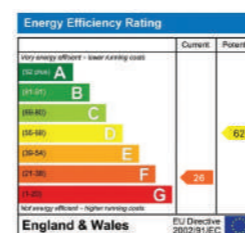
Total Approx. Floor Area 2829 Sq.ft. (262.8 Sq.M.)

Surveyed and drawn by Lens Media for illustrative purposes only. Not to scale. Whilst every attempt was made to ensure the accuracy of the floor plan, all measurements are approximate and no responsibility is taken for any error.



FINER DETAILS

- Beautiful period end-terrace home
- Recently renovated & modernised
- 5 bedrooms
- 2 bathrooms & downstairs WC
- 2 large reception rooms
- Large cellar renovation opportunity
- 2 off street parking spaces
- Lawned garden
- Close to Halifax town centre amenities
- Conveniently located for commuting via public transport or car





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presented by



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