



# GRANGE COURT

— HIPPERHOLME —

LARCH HOUSE





## PRESENTING GRANGE COURT

Designed over three spacious and well-appointed floors, each home combines characterful architecture with versatile interiors to suit modern family life. The development enjoys a peaceful, community-focused setting, surrounded by open green spaces ideal for walking, recreation, and outdoor activities.

Families will appreciate the proximity to highly regarded schools, scenic parks, and a variety of local amenities including independent shops, cosy pubs, and active sports clubs. Excellent transport links provide convenient access to nearby Halifax, as well as fast motorway connections to both Manchester and Leeds - making commuting and travel effortless.



Grange Court is an exclusive development of three exceptional stone-built, five-bedroom detached homes, ideally located in the heart of Hipperholme. Set on one of the village's most sought-after plots, these beautifully crafted properties offer private driveways, secluded gardens, and sweeping views over the Stray - perfectly blending traditional village charm with contemporary living.







# GRANGE COURT

## A GRAND ENTRANCE

A private driveway - bordered by attractive stone walls - leads to each property and includes an EV charging point, along with an attached garage.

An inviting oak-framed porch welcomes you into a generous entrance hall, providing access to all principal ground floor rooms. Off the hallway, you'll find a study, a cosy snug, a spacious lounge, and a convenient downstairs WC.



At the heart of the home is a bright, open-plan dining kitchen, designed for both everyday living and entertaining. Features include a central island with induction hob and breakfast bar. The main kitchen provides a contemporary layout with 1.5 bowl undermount sink, single oven with combi oven above, full-height 70/30 integrated fridge freezer, dishwasher, integrated bin and wine cooler. Buyers will have a choice of kitchen units and worktops to suit their personal style. Wide bifold doors open out to the rear garden, creating a seamless indoor-outdoor space.

A well-equipped utility room offers fitted storage, plumbing for a washing machine and dryer and internal access to the garage.





INDULGE  
IN LUXURY

For added comfort, underfloor heating runs throughout the entire ground floor.

Upstairs, a spacious and light filled landing leads the way to 3 double bedrooms, the family bathroom and large storage cupboard.

The master bedroom suite provides a luxurious retreat, complete with a dedicated dressing area. With vaulted ceilings that enhance the sense of space, the room is bathed in natural light thanks to a series of windows and doors leading to a Juliet balcony, offering stunning views over the gardens and the Stray beyond. The en-suite shower room features a double vanity unit and is comfortably heated with underfloor heating.

The family bathroom is equipped with a freestanding bath, separate shower, vanity unit, and underfloor heating for added comfort.

A second staircase provides access to two additional bedrooms and a further shower room. With vaulted ceilings and Velux windows, these rooms are wonderfully bright and spacious. The shower room features a vanity unit and underfloor heating for a touch of luxury.

INTERIOR SPECIFICATION

FINISH

- Solid wood internal doors
- Painted white walls and woodwork
- Painted softwood stair with oak handrail, oak newel posts & black metal spindles

ELECTRICAL

- Brushed chrome switches & sockets in all ground floor rooms.
- White switches & sockets in all 1st & 2nd floor rooms.
- Kitchen Island and master bedroom to include USB Sockets
- Low voltage brushed chrome downlighters for ceiling lights in all areas except Bedrooms.
- Wiring for illuminated mirror in bathrooms/en-suites
- Wiring for dual zone lighting in bedrooms for separate centre pendant light and bedside reading lights
- Wiring for pendant lighting above kitchen island
- Mains Smoke alarm
- TV sockets to all bedrooms, lounge, snug & study

FLOOR COVERINGS

- Aspire Elite LVT to hallway, kitchen, utility & downstairs W/C
- Stain Free synthetic tufted carpets in lounge, snug, office, hall stairs landing and all bedrooms
- Floor tiling to bathroom and ensuites

KITCHEN

- Premium quality kitchen – Choice of design / colour
- Integrated Bosch kitchen appliances
- Full length integrated 70/30 Fridge freezer
- Wall mounted fan assisted oven and combi oven
- 1.5 bowl stainless steel sink
- Wine Fridge
- Under cabinet lighting
- Silestone Worktops and upstands – Choice of design/colour
- Quooker hot water tap (optional extra)

UTILITY

- Premium quality units - choice of design / colour
- Plumbing for washer & dryer (Not supplied)
- Laminate surface and upstands to utility (Silestone optional extra)
- Stainless Steel Overmount Sink

BATHROOMS / EN-SUITES

- Underfloor Heating (Electric)
- Wall tiling to half height with full tiling to shower area
- Duravit sanitaryware, Merlyn shower screens & Cifal brassware
- Heated Chrome towel rails to all bathrooms
- Vanity Units to all bathrooms (choice of colour)
- Fixed & Adjustable shower heads
- Freestanding bath in family bathroom



HEATING & HOT WATER

- Heating will be provided via air source heat pump
- Heatmiser App controlled heating system
- Underfloor heating throughout ground floor (Wet system)
- Thermostatic radiators to first & second floors

EXTERIOR SPECIFICATION

FEATURES

- Built from natural stone
- Blue Slates
- Bi-Folding doors to kitchen
- Juliet balcony to master suite
- Flagged patio/paths in natural Indian stone
- Electric vehicle charging point
- Turf to gardens
- Solar Panels optional extra on rear of house
- Timber fencing on top of stone party walls
- Tarmac Driveways
- Stone Gate Posts & power for electric gates (Gates not included)
- External tap to front of house
- External power socket to rear of house
- Garage hot water tap (optional extra)

- Stainless steel outdoor down lighting to front & rear
- Solid oak open porch to front entrance
- Tarmac finished access road

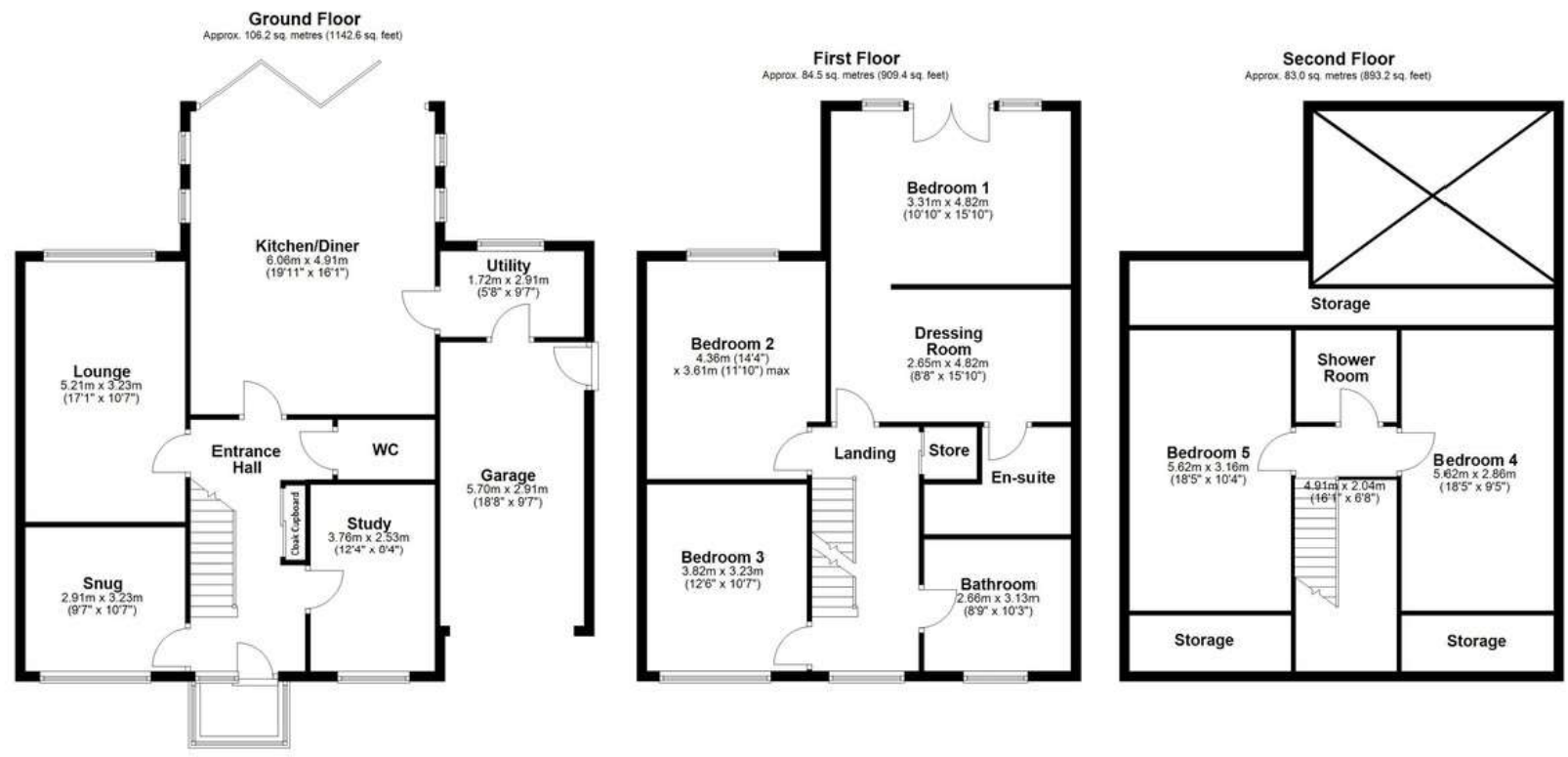
SECURITY

- Electric garage door
- House intruder alarm





PRESENTING  
LARCH HOUSE  
£800,000



**AGENT NOTES**

**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.

**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.

**Measurements:**

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

**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.

**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.**



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FINEST