



YORKSHIRE'S
FINEST
HOMES COLLECTION



Larch House, Grange Court

Offers In The Region Of
£775,000



Welcome to Grange Court, an exclusive development of just three exceptional 5-bedroom detached family homes, nestled in the sought-after village of Hipperholme, West Yorkshire. These beautifully designed new build properties offer the perfect blend of modern luxury, space, and tranquil surroundings with views overlooking the Stray.



What truly sets Grange Court apart is its unrivalled position – offering picturesque views over The Stray and direct access to the park, making it perfect for morning walks, family outings, and outdoor leisure. This unique combination of countryside outlook and village convenience is rare to find.

Located just minutes from excellent local schools, shops, and transport links to Halifax, Leeds, and beyond, Grange Court offers the very best of West Yorkshire living.





Interior Features

Step inside through the solid oak open porch and be welcomed by solid wood internal doors, soft white painted walls, and high-end floor coverings, including Aspire Elite LVT and plush stain-free carpets throughout. The painted softwood staircase, complete with oak handrail, newel posts, and black metal spindles, sets the tone for the fine attention to detail found throughout.

This thoughtfully designed new build combines modern convenience with high-quality finishes throughout its electrical specification. The ground floor features stylish brushed chrome switches and sockets, while the upper floors maintain a clean, contemporary look with white fittings. In the kitchen and master bedroom, USB-equipped bedside sockets provide added practicality for charging devices. Sleek, low-voltage brushed chrome downlighters illuminate all main areas except the bedrooms, where dual-zone wiring allows for separate control of central pendants and bedside reading lights. The kitchen island is pre-wired for feature pendant lighting, and bathrooms and en-suites include wiring for illuminated mirrors. Every bedroom, along with the lounge, snug, and study, is equipped with TV sockets for maximum connectivity. A mains-wired smoke alarm system is also installed, ensuring safety and peace of mind. Overall, this home is equipped to offer both comfort and functionality, tailored to the needs of modern living..

Kitchen & Utility

At the heart of the home, the premium quality kitchen is fully customisable in design and colour. Featuring Silestone worktops, an induction hob, undermount sink, wine cooler, and wall-mounted oven and combi-oven, this space is perfect for home chefs and entertainers alike. A Quooker boiling water tap is available as an optional upgrade.

The practical utility room offers plumbing for washer/dryer, premium cabinetry, and laminate or optional Silestone surfaces, plus a stainless steel overmount sink.

Bathrooms & En-Suites

Retreat to your own spa-like sanctuary with beautifully appointed Duravit sanitaryware, Merlyn shower screens, and Cifial brassware. Every bathroom includes underfloor heating, heated chrome towel rails, and customisable vanity units. A freestanding bath completes the luxurious family bathroom.

Heating & Efficiency

The home benefits from an air source heat pump, wet system underfloor heating on the ground floor, and thermostatic radiators on upper floors. All controlled via the Heatmiser app, combining comfort with energy efficiency. Optional solar panels can be installed to the rear for further sustainability.

Exterior & Landscaping

The striking exterior includes bi-folding doors, a Juliet balcony to the master suite, and natural Indian stone patios and paths. Turfed gardens, stone gate posts(** Please note gates are not included**), timber fencing, and tarmac driveways complete the picture.

Added practicality includes:

Electric garage door

EV charging point

Outdoor lighting & power sockets

Garage hot water tap (optional extra)

Security & Smart Features

A house intruder alarm and electric garage door offer peace of mind, with wiring in place for electric entrance gates.

This exceptional new home brings together luxury, functionality, and style – all finished to an impeccable standard and with a host of premium options to make it uniquely yours.

Viewing is highly recommended to truly appreciate the quality and finish on offer.

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.

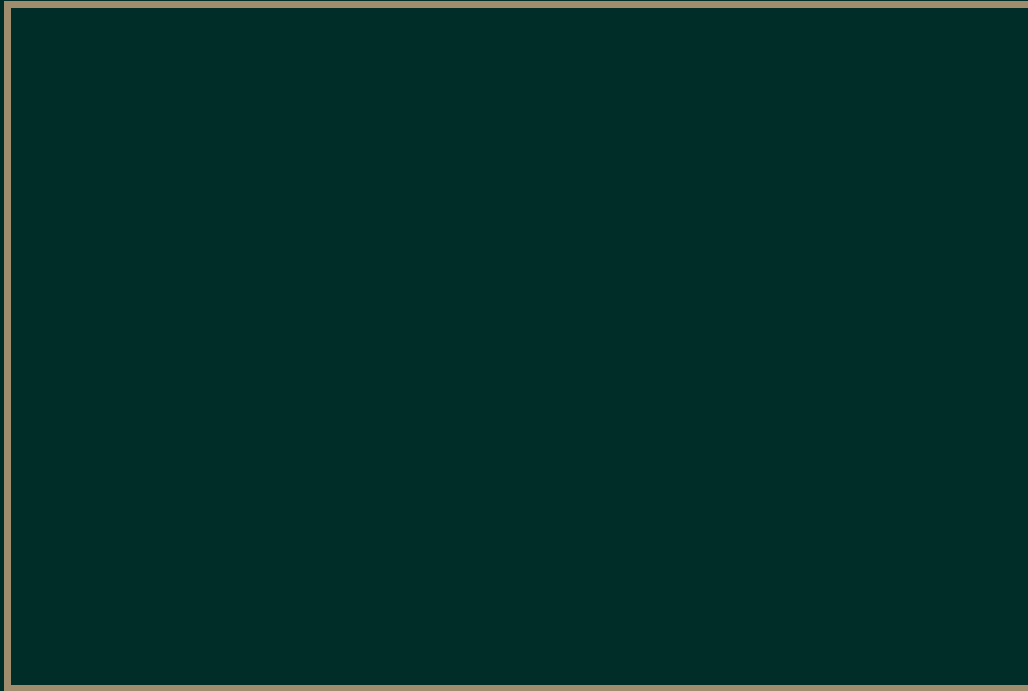
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

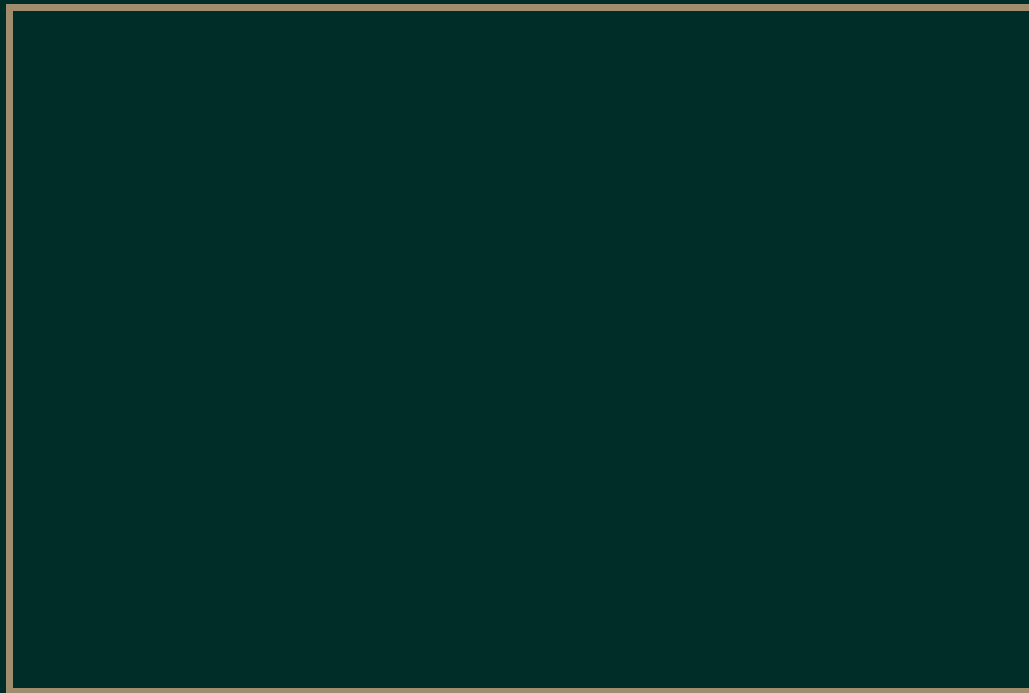
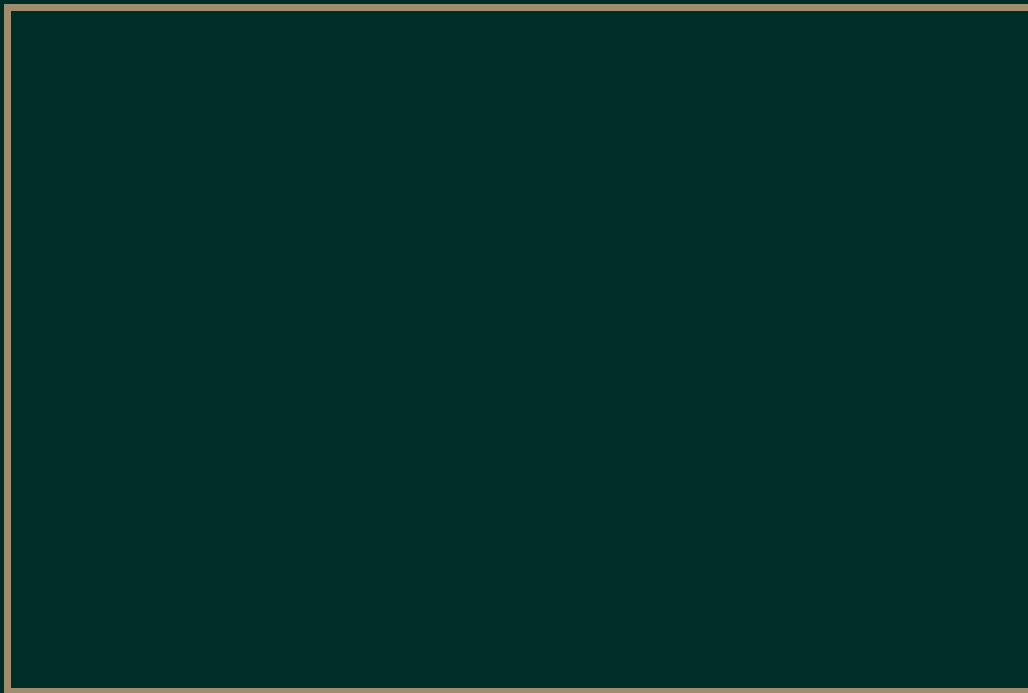
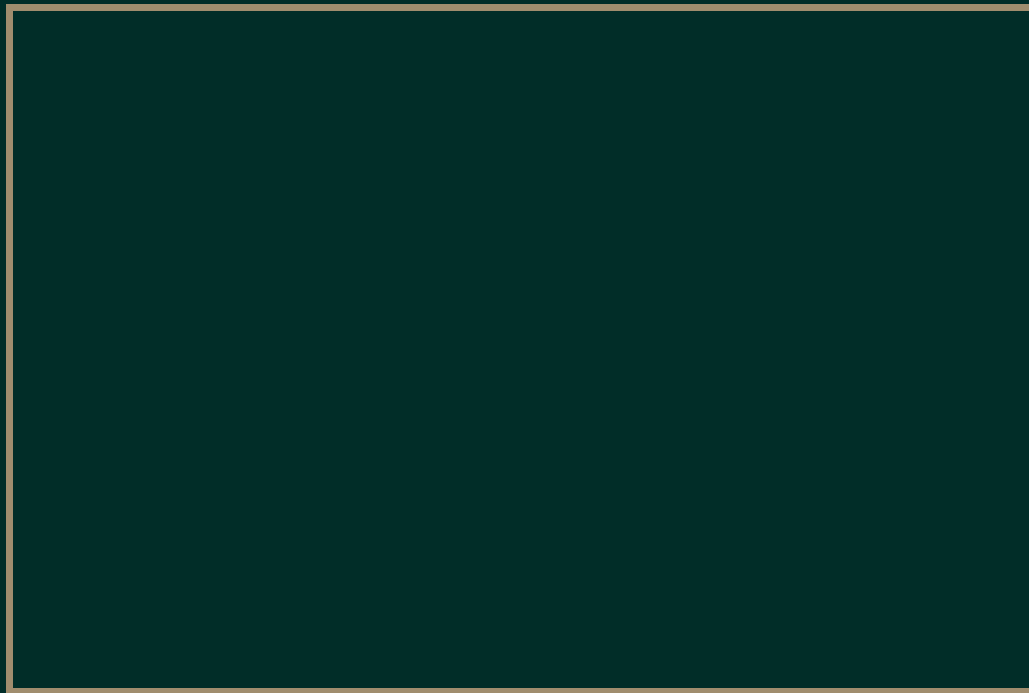
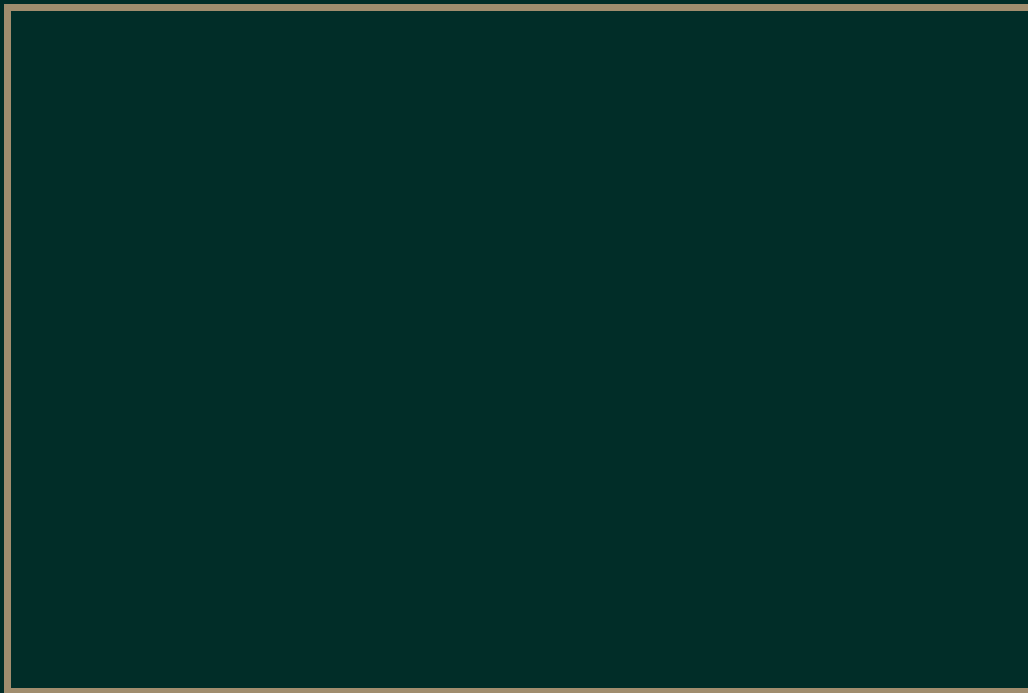
3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

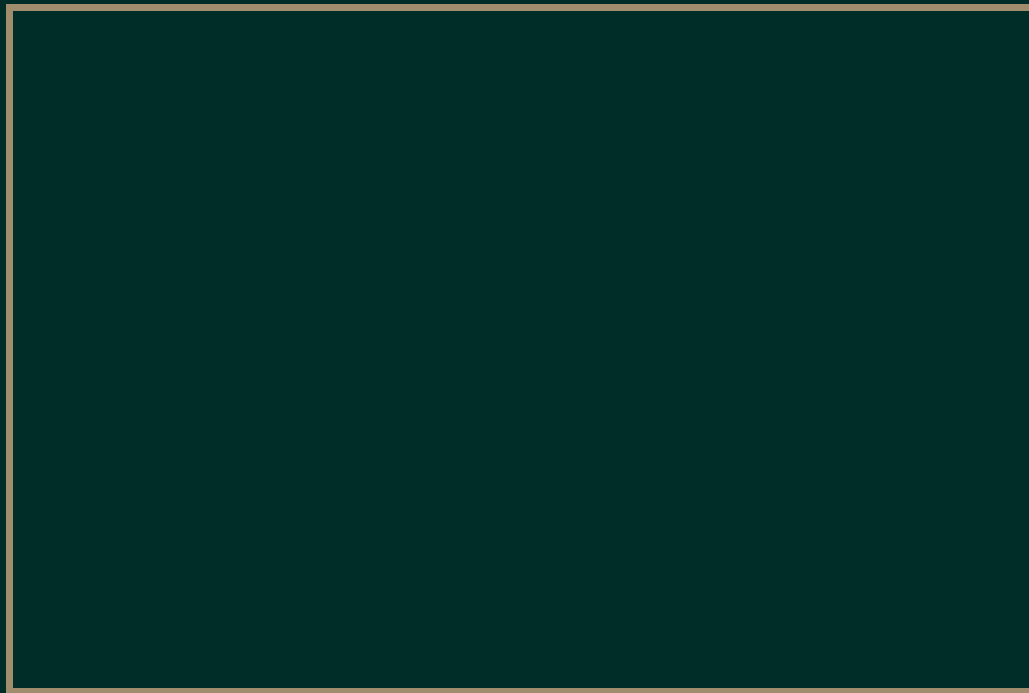
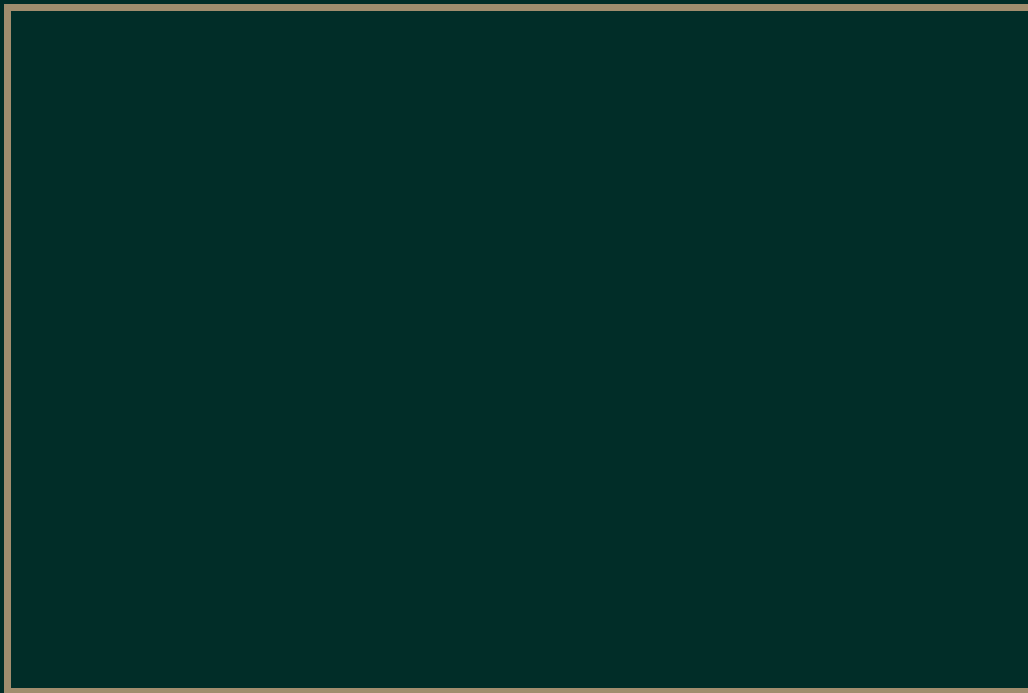
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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.

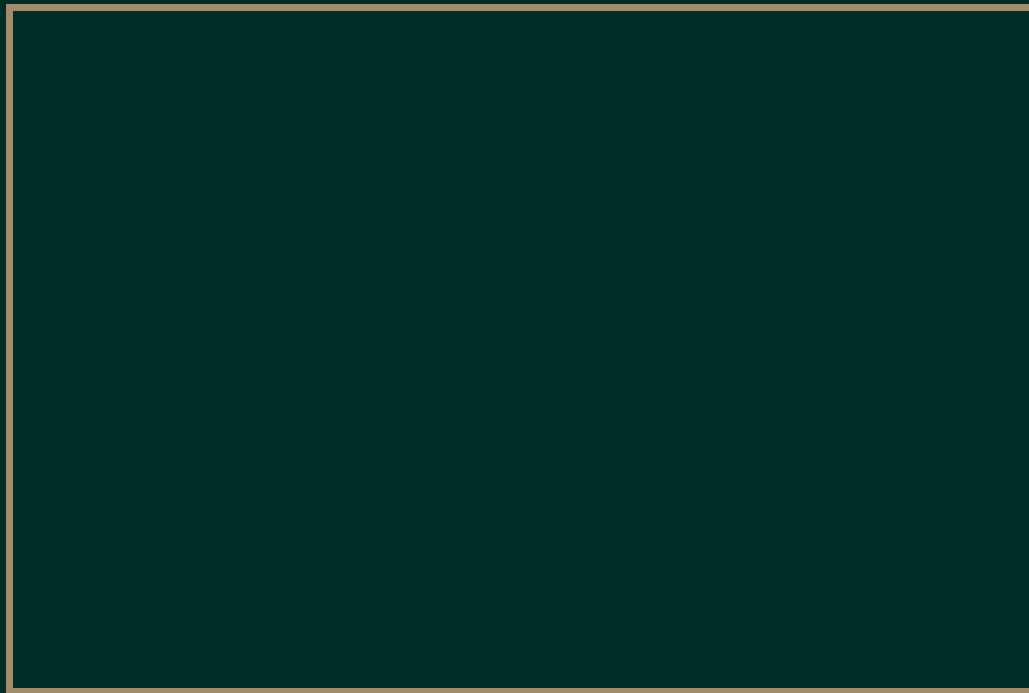
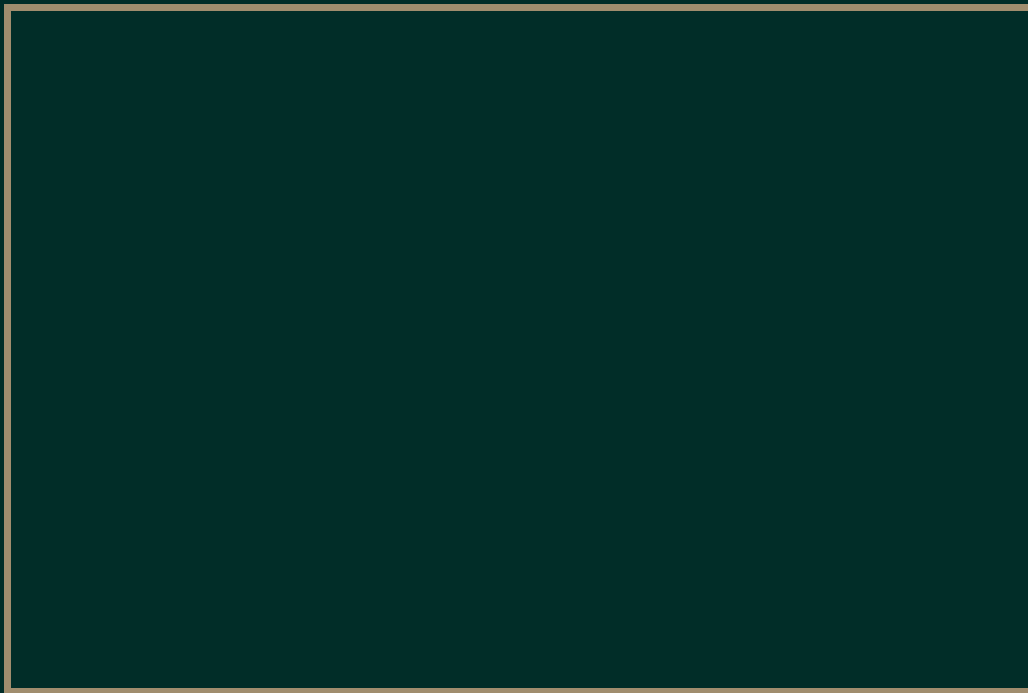
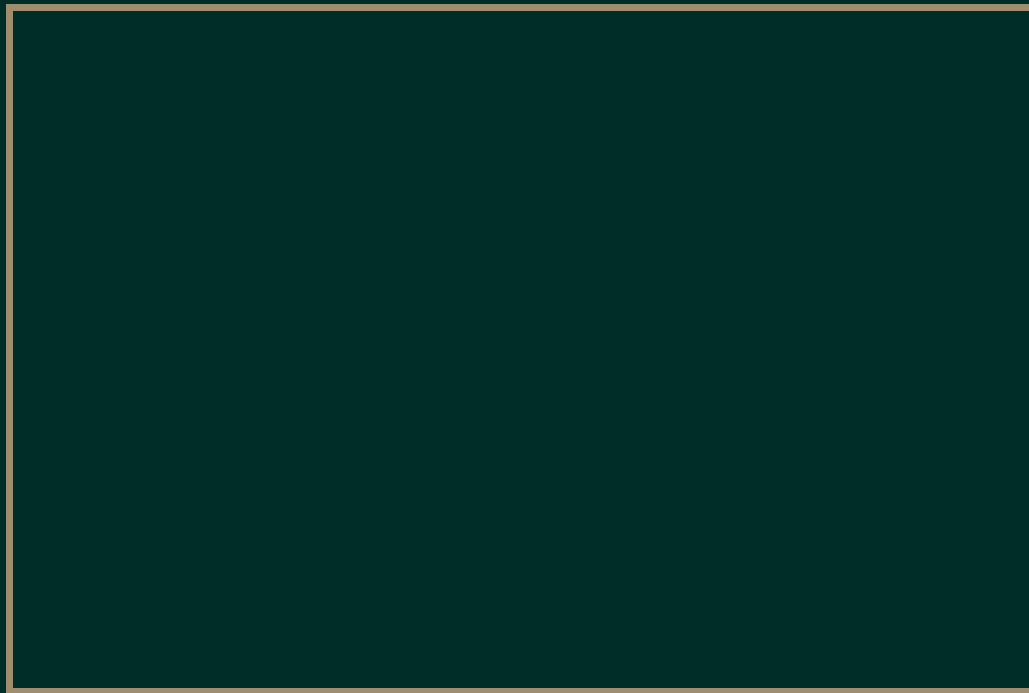
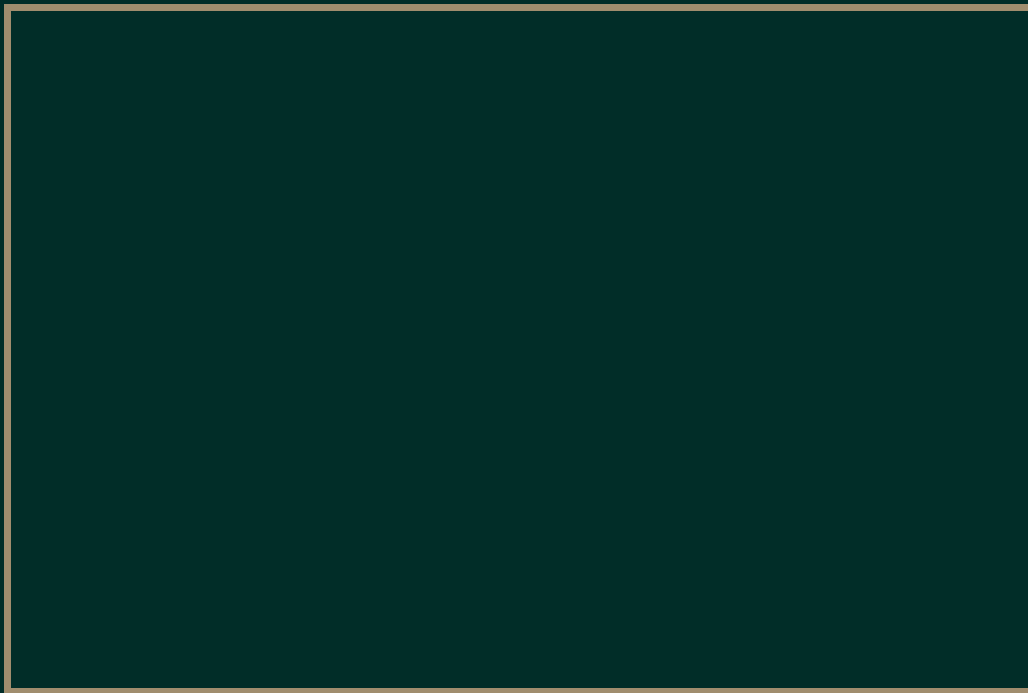


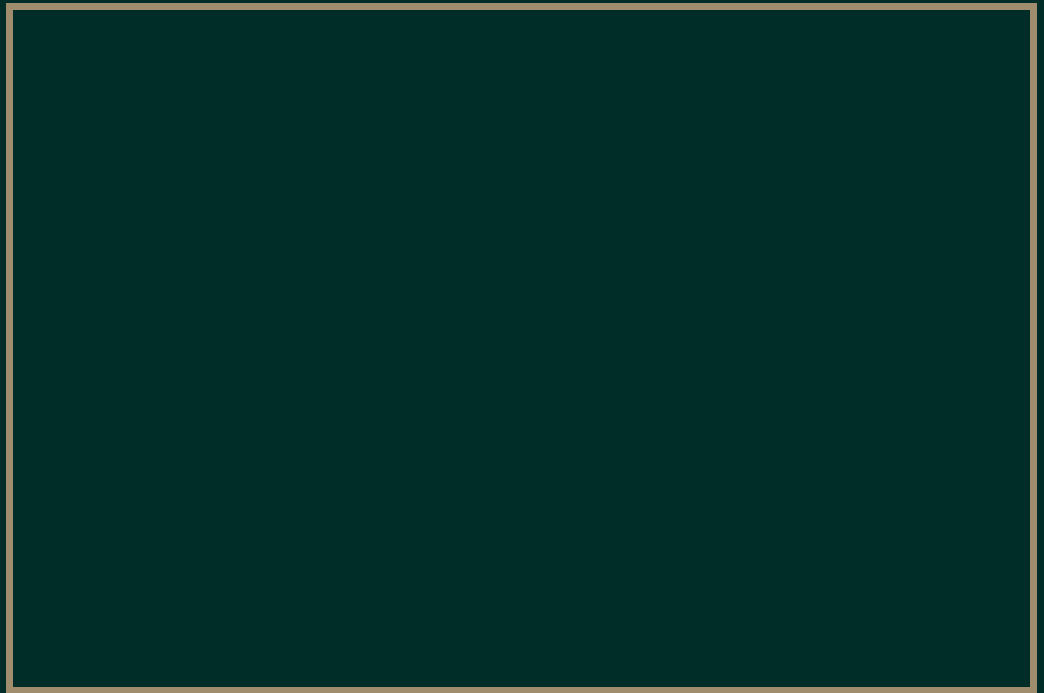


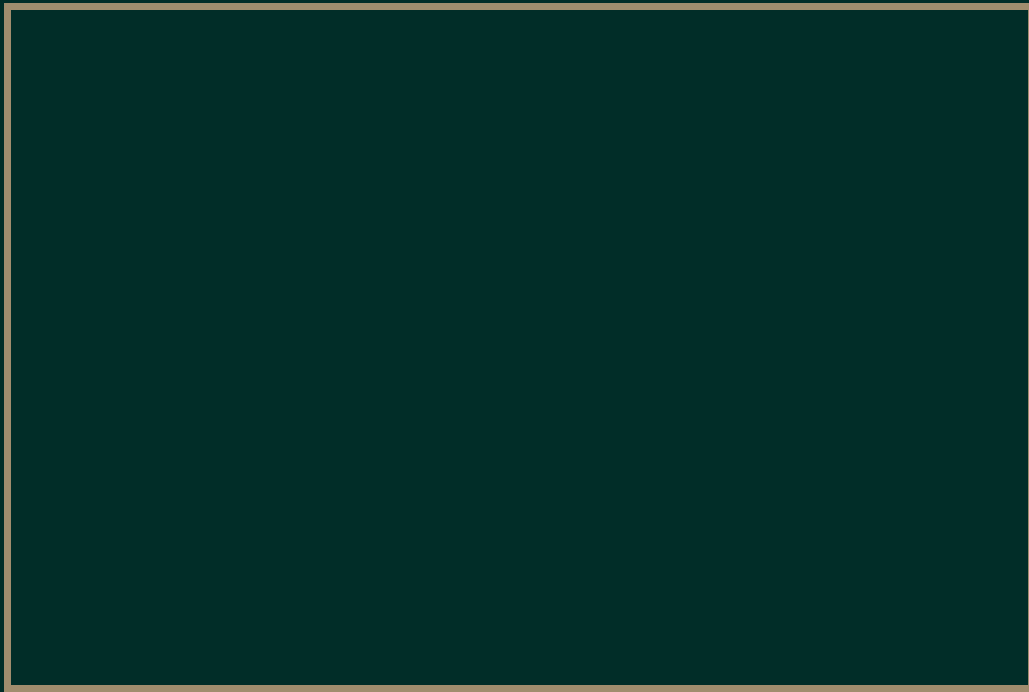
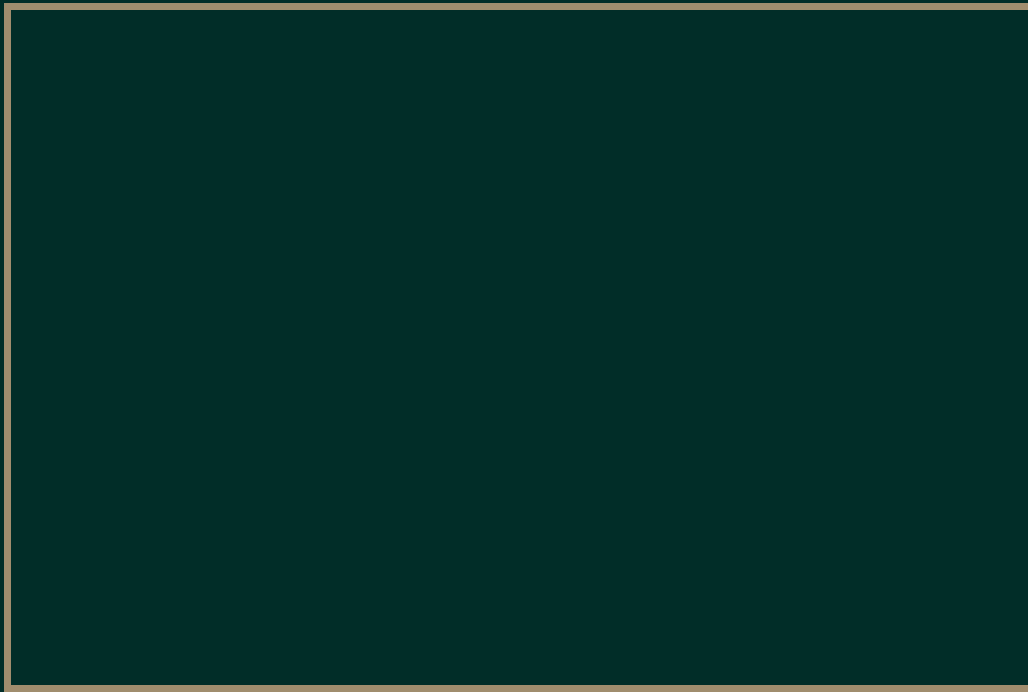
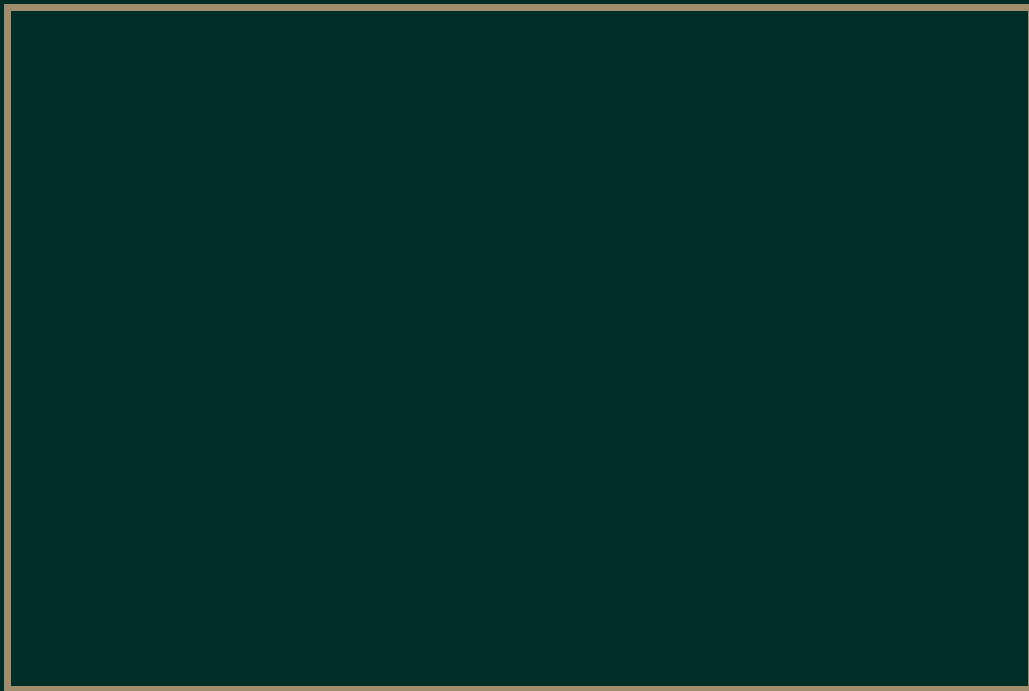
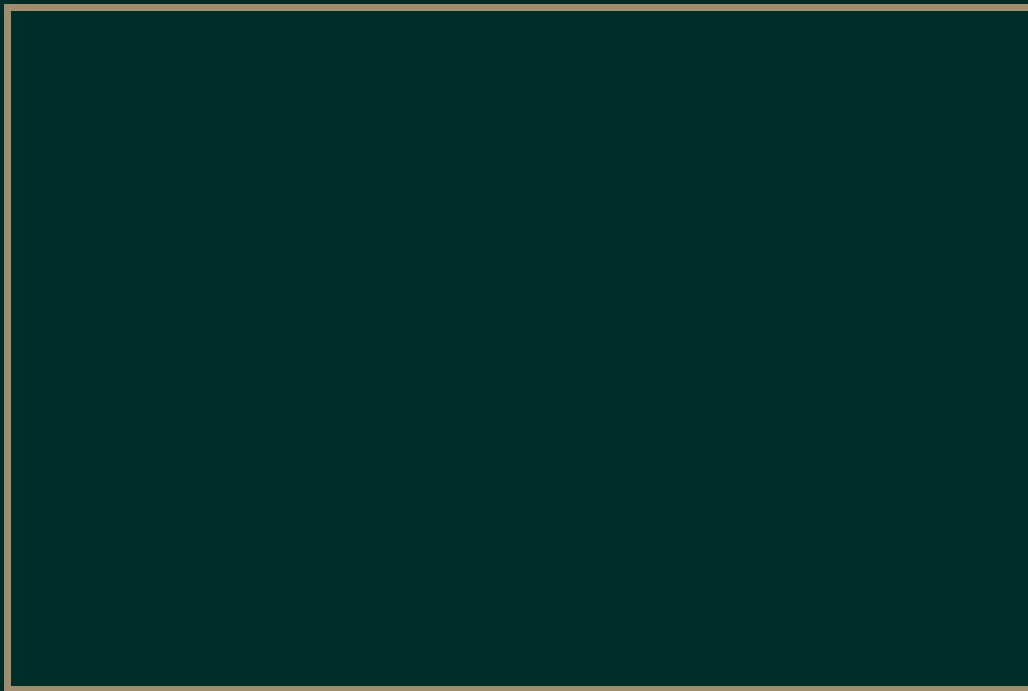




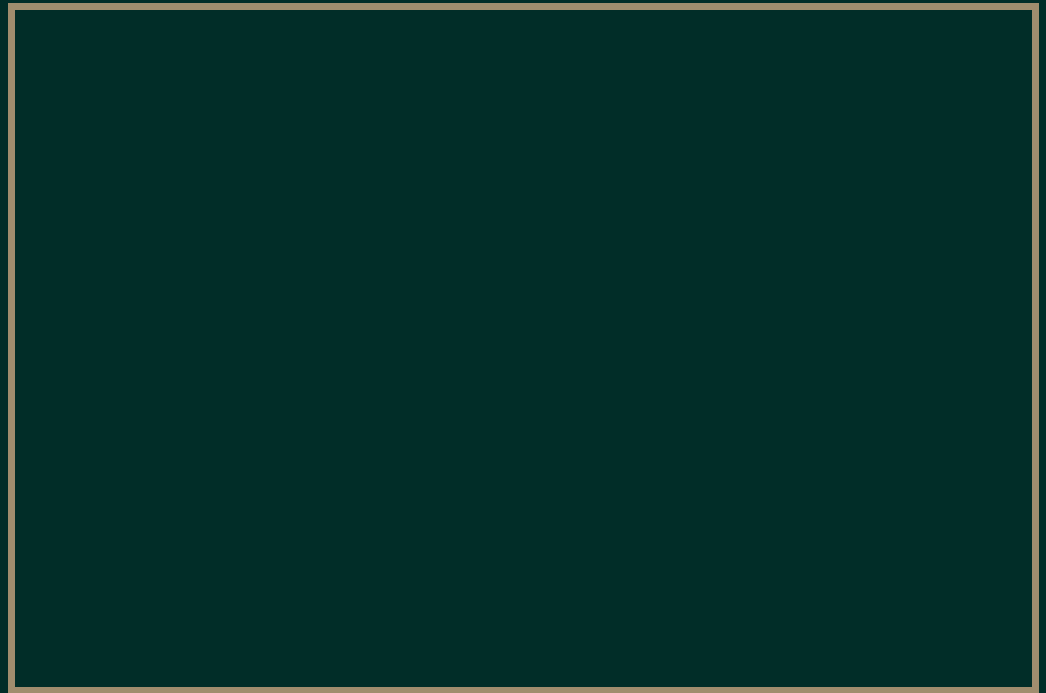
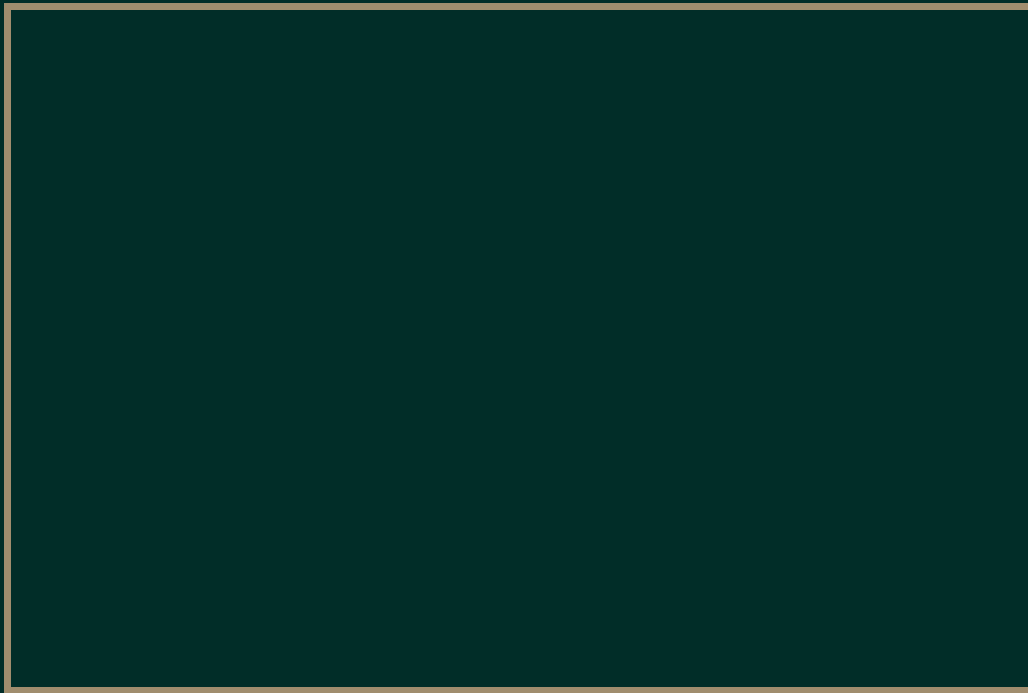
















To view Larch House, Grange Court
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