



YORKSHIRE'S
FINEST
HOMES COLLECTION



Lea Gardens, Hipperholme,

Price Guide
£900,000

- Exclusive gated development
- Six-bedroom detached family home
- Stunning open-plan kitchen, dining & family room
- Luxury principal suite with dressing room
- Three floors of versatile accommodation
- Underfloor heating & premium specification
 - Cinema room & home office
 - Integral garage with EV charger
- Excellent schools & M62, M1 and A1 commuter links



GUIDE PRICE £900,000 - £950,000. An exceptional six-bedroom detached family home, occupying a prestigious position within an exclusive gated development in the heart of Hipperholme. Set across three beautifully designed floors, this outstanding contemporary residence offers over 3,800 sq ft of luxurious accommodation, centred around a spectacular open-plan kitchen, dining and family room. Finished to an exceptional standard throughout, the property features multiple reception rooms, three stylish bathrooms, a luxurious principal suite with dressing room, landscaped gardens, a porcelain sun terrace ideal for entertaining, ample private parking and an integral garage. Ideally positioned for excellent schools, local amenities and superb commuter links, this is modern family living at its finest.



Set behind a private gated entrance within the exclusive, Lea Gardens development, 4 The Limes, is an exceptional six-bedroom detached residence that perfectly blends striking contemporary architecture with luxurious family living. Occupying a generous plot in the heart of Hipperholme & Lightcliffe, one of Calderdale's most sought-after residential locations, this impressive home has been thoughtfully designed around modern lifestyles, offering expansive entertaining spaces, premium finishes throughout and over three beautifully appointed floors of accommodation.

From the moment you arrive, the quality of this remarkable home is immediately apparent. The property benefits from four parking spaces, two on the private driveway and two to the side of the property. Beyond the front door lies a home where every detail has been carefully considered, from underfloor heating throughout the ground floor to bespoke oak joinery, premium porcelain flooring and an abundance of natural light.

A Grand Welcome

Step through the stylish aluminium entrance door into a magnificent reception hall where a dramatic floor-to-ceiling picture window floods the space with natural light. A bespoke oak staircase with frameless glass balustrades rises gracefully to the upper floors, immediately setting the tone for the quality and craftsmanship found throughout the home. With luxurious porcelain flooring and underfloor heating extending across the ground floor, this welcoming entrance creates an immediate sense of elegance and space.

Designed Around Modern Family Life

Undoubtedly the heart of the home is the spectacular open-plan kitchen, dining and family room — an outstanding space designed for both everyday family living and effortless entertaining.

The bespoke contemporary kitchen features an extensive range of sleek high-gloss handleless cabinetry complemented by luxurious quartz worktops and a comprehensive suite of premium Neff appliances, including three Wi-Fi enabled ovens one of which is a steam oven, warming drawers, integrated refrigeration and dishwasher. A Quooker instant boiling water tap adds further convenience, while intelligent LED lighting subtly illuminates the cabinetry to create a sophisticated atmosphere.

At the centre of the room sits a substantial island with seating for family and guests, incorporating an induction hob alongside a powerful integrated Neff gas wok burner and concealed extractor.

Beyond the kitchen, generous dining and family seating areas provide the perfect setting for both intimate family meals and larger gatherings. Expansive graphite grey bi-folding doors open seamlessly onto the landscaped gardens, creating an effortless connection between indoor and outdoor living.

Whether hosting summer garden parties or enjoying relaxed Sunday mornings, this is a space designed to bring people together.

Elegant Reception Rooms

Double oak doors lead from the entrance hall into a beautifully proportioned





formal living room. Finished with stylish porcelain flooring, elegant lighting and contemporary décor, the room provides a refined yet comfortable environment for relaxing with family or entertaining guests.

A second reception room currently serves as a cosy snug, offering an ideal retreat for quieter evenings, reading or children's play.

Practicality has also been carefully considered, with a generous utility room, beautifully appointed guest cloakroom and an exceptionally useful boot room providing direct access to both the rear garden and the integral garage.

A Principal Suite Designed for Luxury

Occupying a commanding position on the first floor, the principal suite has been designed to create a true boutique experience.

The generous bedroom enjoys pleasant views over the front of the property and flows seamlessly into an impressive walk-in dressing room fitted with bespoke wardrobes and extensive storage.

The luxurious en-suite bathroom features twin vanity basins, a spacious walk-in rainfall shower, premium porcelain tiling and elegant contemporary fittings, creating a private sanctuary for everyday relaxation.

Flexible Living for Every Stage of Family Life

The first floor continues to impress with a remarkably versatile room currently utilised as a cinema room. Complete with projector wiring and multiple windows flooding the space with natural light, it could equally serve as an additional bedroom, games room, home gym or further reception room depending upon individual lifestyle requirements.

Three further generously proportioned double bedrooms all benefit from fitted wardrobes and contemporary en-suite shower rooms, offering both comfort and privacy. One of the en-suites has the added advantage of hallway access, allowing it to function equally as a luxurious family bathroom.

Beautifully appointed throughout, this exceptional bathroom is finished with a freestanding designer bath, walk-in rainfall shower and stylish vanity unit, creating an elegant and relaxing retreat.

Completing the first floor is a dedicated home office, providing an ideal workspace for those embracing flexible or hybrid working.

Exceptional Second Floor Accommodation

The second floor continues the home's generous proportions with two further double bedrooms, each beautifully presented and flooded with natural light through multiple roof windows. One of which currently serves as a gym.

The other bedroom benefits from bespoke Sharps fitted wardrobes together with a stylish en-suite shower room featuring underfloor heating, while extensive eaves storage ensures practicality is never compromised.

Whether used as guest accommodation, teenage suites or additional home office space, this upper floor offers remarkable flexibility for modern family

living.

Outdoor Living at Its Finest

The landscaped gardens have been thoughtfully designed to complement the home's contemporary architecture while remaining practical for family life. A substantial porcelain terrace extends directly from the kitchen, creating the perfect setting for al fresco dining, summer entertaining or simply enjoying the peaceful surroundings.

Beyond the terrace, level lawned gardens wrap elegantly around the property, bordered by mature planting and established conifers that provide an excellent degree of privacy.

The property offers excellent parking facilities, with space for up to five vehicles, including two on the private driveway, two to the side of the property, and one within the integral garage. The garage is fitted with an electric door and an EV charging point, providing added convenience for modern living. For enhanced security and peace of mind, the home is equipped with a comprehensive security system comprising six CCTV cameras and a smart alarm system, both of which can be monitored and controlled remotely via a mobile app.

A Prestigious Hipperholme Address

Lea Gardens occupies one of Hipperholme's most desirable residential settings, perfectly positioned for families and professionals alike. The village is renowned for its outstanding schools, independent restaurants, and welcoming community atmosphere, whilst excellent transport links place Leeds, Bradford, Halifax, Huddersfield and Manchester all within easy reach. Lea Gardens occupies one of Hipperholme's most desirable residential settings, perfectly positioned for families and professionals alike. The village is renowned for its outstanding schools, independent restaurants and welcoming community atmosphere, while excellent transport links provide easy access to Leeds, Bradford, Halifax, Huddersfield and Manchester. The nearby M62, with convenient connections to the M1 and A1(M), also makes travelling both north and south straightforward, making this an ideal location for commuters.

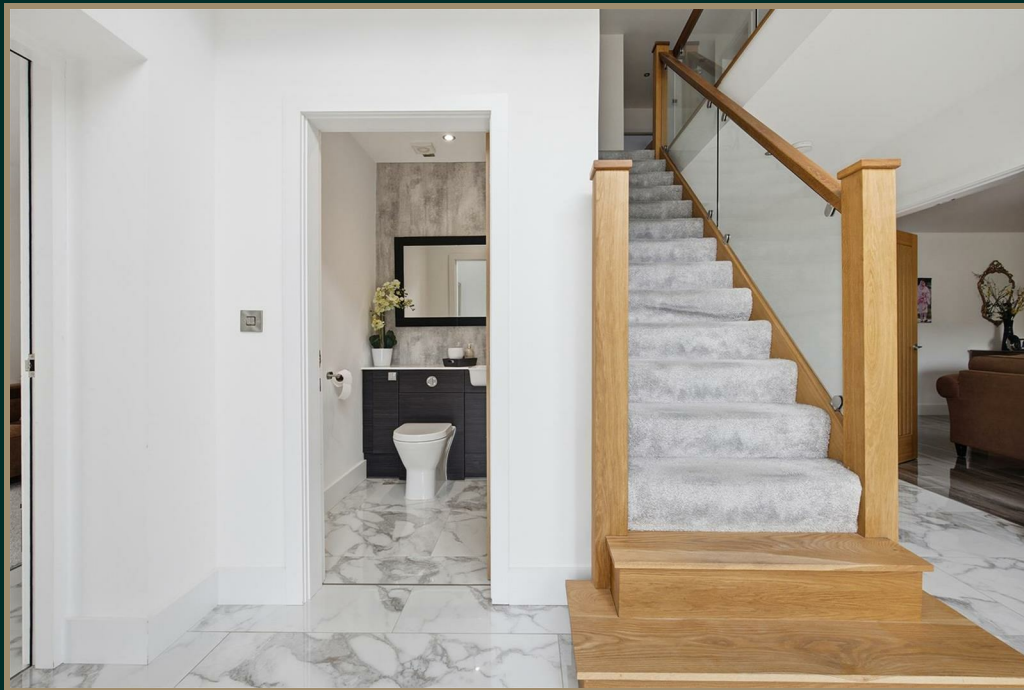
The Finest of Modern Living

Combining exceptional design, luxurious specification and versatile accommodation extending across three impressive floors, 4 The Limes, represents a rare opportunity to acquire one of Hipperholme's most distinguished modern family homes.

Beautifully presented throughout and designed with both entertaining and everyday living in mind, this outstanding residence offers a lifestyle every bit as impressive as the home itself.























TOTAL: 327 m²

GROUND FLOOR: 142 m², 1ST FLOOR: 136 m², 2ND FLOOR: 46 m²

EXCLUDED AREAS: GARAGE: 19 m², STAIRWELL: 3 m²,

OPEN TO BELOW: 7 m², LOW CEILING: 15 m², WALLS: 28 m²

FLOOR PLAN CREATED BY YPRKSHIRE'S FINEST. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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To view Lea Gardens, Hipperholme, Halifax
Call 01484 432 773
Email sales@yorkshiresfinest.co.uk