



Viewpoint Villas, Southowram, Halifax, HX3 9FT

welcome to

Viewpoint Villas, Southowram, Halifax

Representing the very best in contemporary living, Viewpoint Villas has been thoughtfully designed to create a home of exceptional quality and distinction. From its striking architectural features to its beautifully finished interiors and commanding views, every aspect has been carefully considered.



Kitchen, Living & Dining

The heart of the home is an outstanding open-plan kitchen, living, and dining space, thoughtfully designed for modern family life and entertaining.

The bespoke architect-designed Italian kitchen is fitted with a Hot water tap and a comprehensive range of Premium Neff appliances, including twin Slide & Hide ovens, microwave, induction hob, dishwasher, and two integrated fridges and two integrated freezers housed within the tall larder units. A stunning central island with Corian work surfaces provides the focal point of the room, complete with breakfast seating for four, creating the perfect space for casual dining and social gatherings. Completing this exceptional open-plan space is a beautifully presented living area featuring custom Italian cabinetry and a striking media wall. Sliding doors open to Juliet balconies, allowing residents to enjoy uninterrupted views across the Halifax skyline. Enhanced by elegant feature lighting, the room offers a sophisticated yet welcoming setting for relaxation and socialising.

Bedrooms

The home offers four well-appointed bedrooms, all generously sized and designed to provide a relaxing and comfortable environment. With an abundance of natural light and attractive outlooks, each room has been finished to a high standard, creating stylish and practical living spaces.

Many of the bedrooms enjoy impressive views across the surrounding countryside through large windows and Juliet balconies, while quality flooring and elegant finishes enhance the sense of luxury throughout.

Principal Suite

A true highlight of the property, the master suite combines impressive architecture with luxurious comfort. The vaulted ceiling and feature apex glazing create a bright and airy atmosphere, whilst providing uninterrupted far-reaching views.

The room benefits from fitted storage and offers scope for a dedicated dressing space, perfectly suited to modern living. Completing the suite is a high-specification ensuite, finished to an exceptional standard and designed to provide both comfort and convenience.

Bathrooms & En-Suites

Elegantly appointed throughout, the bathrooms and ensuite facilities have been crafted with luxury and attention to detail in mind. Beautiful Italian porcelain tiling is complemented by premium fixtures and fittings, creating stylish and contemporary spaces.

Each bathroom incorporates sleek walk-in showers, modern vanity units with built-in storage, illuminated mirrors, and carefully positioned feature lighting. The family bathroom is particularly impressive, centred around a freestanding roll-top bath with brushed gold detailing, offering a relaxing and indulgent retreat.

Utility & Practical Spaces

Combining functionality with style, the utility room features bespoke fitted units, generous storage, and space for laundry appliances, creating an organised and efficient workspace. Heating and hot water systems are neatly integrated, preserving the room's clean and uncluttered appearance.

The ground floor WC has been thoughtfully designed with modern sanitaryware, premium tiling, and refined finishes, providing a stylish and welcoming facility for both residents and guests.

Additional Features

- Underfloor heating throughout the ground floor and to the upstairs bathrooms
- Custom-designed fitted furniture and bespoke Italian joinery
- Designer lighting scheme incorporating recessed LEDs, feature lighting, and ambient strip lighting
- Premium-quality flooring throughout with luxurious deep-pile carpets
- Energy-efficient heating, ventilation, and plant systems
- Extensive loft space of approximately 30 sq m offering future development potential (subject to planning permission)
- CAT6 Data cabling
- Contemporary black aluminium windows and doors
- High-performance glazing for improved thermal efficiency and natural light
- Exceptional craftsmanship and high-specification finishes throughout
- Premium Yorkshire stone construction



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- BESPOKE DEVELOPMENT WITH PREMIUM INTERIOR FINISHES. ITALIAN KITCHEN WITH NEFF APPLIANCES
- PANORAMIC VIEWS STRETCHING ACROSS THE VALLEY
- LOW MAINTENANCE LANDSCAPE GARDENS
- BESPOKE ITALIAN CABINETRY/MEDIA WALLS
- PRINCIPAL SUITE WITH VAULTED CEILING AND APEX GLAZING

Tenure: Freehold EPC Rating: B

£750,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
HFX115728 - 0006

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