



Salterlee Lodge Staups Lane, Shibden, Halifax, West Yorkshire, HX3 7AB

£2,000 Per Month

*DETACHED**FOUR BEDROOMS**THREE EN-SUITES**STUNNING THROUGHOUT**RARE TO MARKET*

HAMILTON BOWER are delighted to offer TO LET this simply stunning family home set on Staups lane with extending views out over Shibden valley. The property has been modernised, improved and landscaped by the current owners creating a truly magnificent family home in a sought after location. No expense has been spared to make this family home a one off. Private electric gated access leads to a large parking area with extending views. Steps lead to the house and the recently landscaped grounds. Retaining walls have been added to create large gardens and a walkway introduced leading to the brook and woodland. Internally a hallway leads to a large lounge, dining kitchen, ground floor W.C. To the first floor two large bedrooms, master with en-suite and a balcony. Stunning six piece hose bathroom. To the second floor two further double bedrooms with en-suites finish this stunning



ENTRANCE

From the private entrance a number of stairs with glass balustrade lead down to an paved entrance frontage.

KITCHEN

21'3" x 12'7" (6.486 x 3.852)

In keeping with the high quality and finish of this stunning family home the kitchen offers space in abundance. A large number of fitted wall and base units incorporate two sink units with a contrasting work surface and a central island. Integrated appliances finish this stunning kitchen. French doors lead to the side entrance with steps up to the private of road parking area.

LOUNGE

22'2" x 16'10" (6.757 x 5.142)

A superior living area with an abundance of natural light from the front aspect windows and french doors that lead to a paved patio area which offers views out over garden and down to the brook and trees in the grounds.

GROUND FLOOR W.C

Circular sink unit and W.C.

FIRST FLOOR

Landing with loft access. Rear entrance door and hallway out onto the rear garden with Indian stone and turfed area.

MASTER BEDROOM

16'11" x 13'8" (5.17 x 4.166)

A stunning master suite with high ceilings and a balcony offering views out over Shibden valley, a simply breath taking master suite.

EN-SUITE

Double walk in shower unit, W.C and wash basin. French doors lead out onto the balcony offering far reaching views.

BEDROOM TWO

14'5" x 12'10" (4.4 x 3.93)

Fantastic double bedroom with an abundance of natural light from the front and side elevations windows. Fitted wardrobes.

HOUSE BATHROOM

WOW...a simply stunning and well presented six piece

suite. His and her wash basins complement the roll top bath, double walk in shower, high flush W.C and bidet. Frosted window to the front elevation.

STORAGE ROOM

A useful storage area off of the main landing area.

SECOND FLOOR

Landing.

BEDROOM THREE

12'10" x 11'9" (3.929 x 3.6)

Good size double bedroom with a window to the side elevation.

EN-SUITE

A simply stunning en-suite area. Tastefully done in a Dark slate with a double walk in shower, W.C and wash basin.

BEDROOM FOUR

9'10" x 6'6" (3 x 2)

Double bedroom with a window to the side elevation. Useful alcove storage area.

EN-SUITE

A three piece suite with a shower unit, W.C and wash basin.

EXTERNAL

Private electric gated access to a large paring area with far reaching views. This beautiful property is set in fantastic grounds. Recently landscaped gardens to three sides of the property. Indian stone paved areas with lawns. Recently added walk from the house down to the river and woodland. An amazing outside space that has to be seen and experienced to be fully appreciated.

