



**'THE ROCKS'
ROCKS LANE
OGDEN
HALIFAX
HX2 8XP**

Offers in the region of:
£995,000

Central House, Central Street,
Halifax HX1 1HU
Tel: (01422) 341411
www.redwoodsonline.co.uk

EXECUTIVE FAMILY RESIDENCE

Redwoods are pleased to offer for sale this desirable and enchanting stone built detached residence dating back to around 1750, situated in a most private setting with stunning open views over Halifax Golf Course and also a short walk to Ogden Water Country Park.

The most spacious accommodation presently comprises open fronted entrance porch, entrance hall, exceptionally spacious lounge, dining room, snug and dining kitchen. Master bedroom with dressing room and large en-suite, three further bedrooms, family bathroom and separate wc room. Separate studio comprises of; living room and shower room. Private driveway leading to a detached double garage block, stable block and approximately 1 acres of paddock and gardens.

ACCOMMODATION COMPRISES: -

Large open fronted natural stone porch with Yorkshire Stone flags.

Grand entrance hall

With cornice dado rail, partially open staircase with spindle balustrade, double radiator and useful store under stairs.

Extremely spacious lounge

8.11 m (26'7) x 4.84 m (15'10) max

With open fire grate, ornate wooden Adam style fireplace with wooden panelling to chimney breast and tiled hearth, beamed ceiling, coving, dado rail, two double radiators, wooden panelled window seats with picture windows and television point.

Dining room/second reception room

4.74 m (15'6) x 4.51 m (14'9) max

With feature original Hardy and Holgate York cast iron range. Built in alcove cupboard, mullion windows, beamed ceiling and radiator.

Most spacious dining kitchen

9.73 m (31'11) x 2.73 m (8'11) max

Part tiled, inset modern sink unit with multi bowl and mixer tap, excellent range of oak wall and base units with quartz work surfaces and matching splashback. Built in three oven gas Aga with two separate hot plates, American style fridge freezer, integrated Zanussi double oven and five gas burner hob. Integrated dishwasher, integrated Bosch automatic washing machine. Floor standing Halstead gas central heating boiler, two velux double glazed roof lights, oak flooring, external stable door and single radiator.

Useful store cellar

Spacious snug/third reception room

4.52 m (14'10) x 4.56 m (14'11)

With cast iron multi fuel stove, beamed ceiling and double radiator. Access to: -

Front entrance porch

With stable door.

FIRST FLOOR

Landing

With picture window, wooden spindle balustrade, radiator, double radiator (loft access)

Master bedroom

4.74 m (15'6) max x 5.00 m (16'5)

With built in wardrobes, shelving, drawer units, cornice and double radiator. Double doors leading to: -

Dressing room

With quality built in wardrobes, inset spotlights and double radiator. Access to: -

Most spacious en-suite shower room

4.37 m (14'3) x 2.44 m (8'0) max

Fully tiled with quality white five piece suite incorporating; large shower tray with mixer shower and built in oversized shower head, double vanity wash hand basins, low flush wc and bidet. Inset spotlights, chrome heated towel radiator and built in bathroom mirror with lighting and demister.

Front double bedroom/bedroom 2

4.87 m (15'11) x 3.99 m (13'1) max

With dual aspect double glazed windows and double radiator.

Double bedroom/bedroom 3

4.72 m (15'5) x 4.00 m (13'1) max

With picture windows and double radiator.

Bedroom 4

3.00 m (9'10) x 2.02 m (7'2)

With picture window and single radiator.

Family bathroom

Fully tiled with three piece quality white suite incorporating; double slipper modern bath with free standing mixer tap and shower head, large glazed shower cubicle with mixer shower and built in oversized shower head. Modern built in vanity wash hand basin with mixer tap and glazed top with built in drawers, inset spotlights, built in storage cupboards, chrome heated towel radiator, built in bathroom mirror with lighting and demister and tiled flooring.

Separate wc room

With two piece white suite incorporating; wash hand basin and low flush wc, heated towel radiator and tiled flooring.

Adjoining studio/home office/possible holiday let/or extra guest accommodation

Living area/office area

4.54 m (14'11) x 3.40 m (11'1)

With external stable door, laminated flooring and double radiator. Archway leading to;

Storage area/possible kitchen area

2.05 m (6'9) x 1.45 m (4'9)

With laminated flooring, inset spotlights, wall mounted Vokera boiler.

Shower room

Part tiled with three piece modern white suite incorporating; shower cubicle, pedestal wash hand basin and low flush wc, heated towel radiator, double radiator, inset spotlights and tiled flooring.

Large detached stone built double garage

6.59 m (21'7) x 6.47 m (21'2)

With two electric roller shutter doors concrete floor, power, lighting and water

Stone built detached stable/external store/possible home office

Stable 1

3.55 m (11'8) x 3.62 m (11'10)

With power and lighting, windows, hay rack and concrete floor. Access to: -

Stable 2

3.60 m (11'10) x 2.80 m (9'2) max

With concrete floor and ideal tack room or storage.

External

Situated on an extensive garden plot consisting of approximately 1 acre, there is a long sweeping pebbled driveway providing ample off road parking, leading to the property and double garage. Private lawned gardens with mature shrubs and flower bed borders, Yorkshire Stone walls with Yorkshire Stone flags. Substantial lawned paddock with grassed bank, greenhouse, garden shed, feature Yorkshire stone table with flagged patio, rockery and water feature. Stunning far reaching open aspect over surrounding greenbelt fields, Halifax Golf Course and surrounding moorland. Viewing strictly by appointment through the Agent.

Services

The property has the benefit of mains water, gas, electric and septic tank. The Council tax band for the property is band G. The Energy Efficiency rating for the property is band E.

Directions

From Halifax proceed along the A629 Keighley Road towards Ovenden/Illingworth. Continue through Ovenden and directly into Illingworth. Continue past Morrison's on the left hand side and after about 2.5 miles you will see the sign Halifax Golf club turn left and keep left. Go along Rocks Lane for about 300 yards and the property is then on the right hand side.

No onward chain

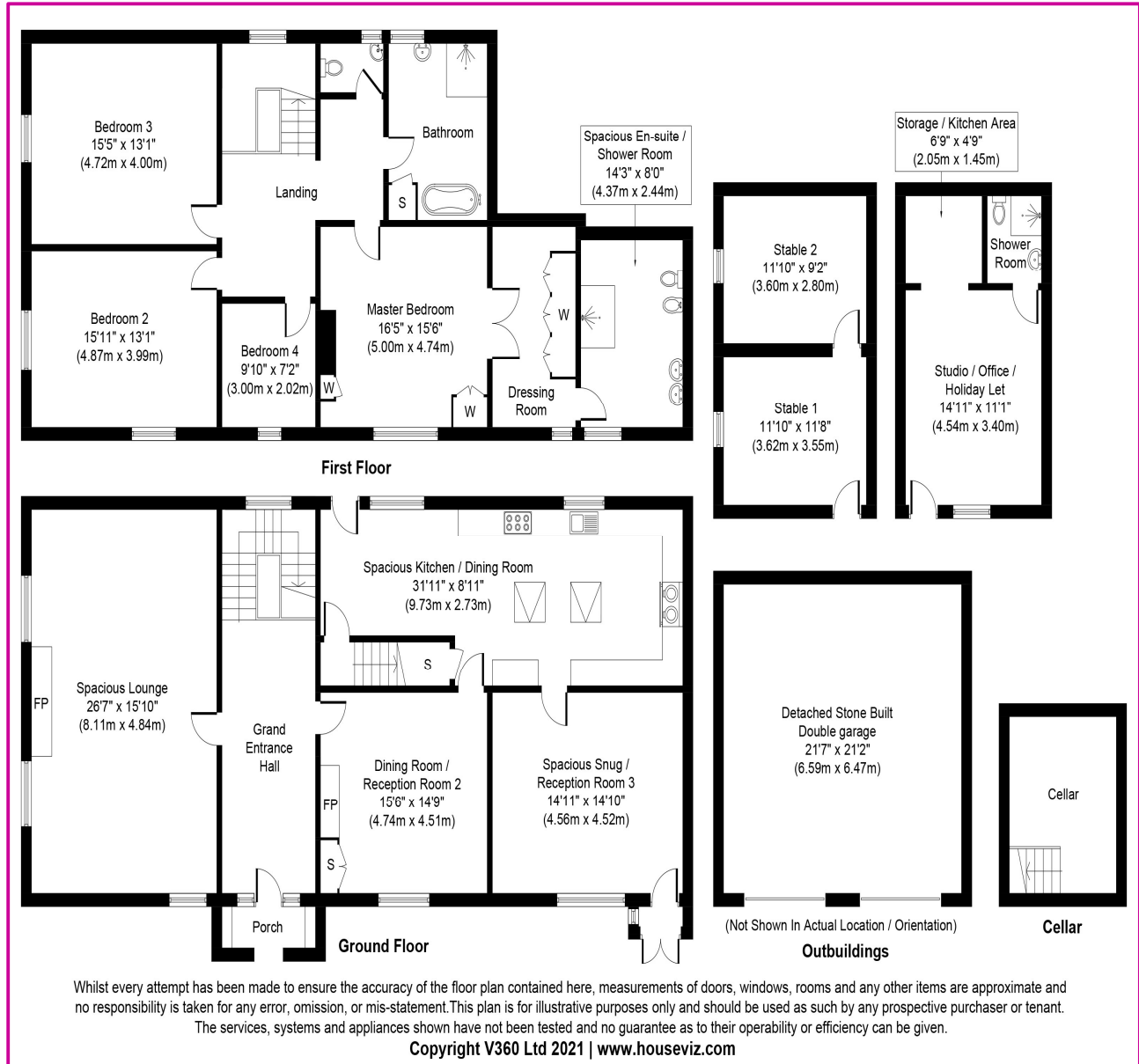
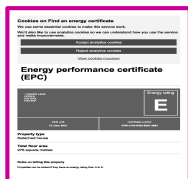
Great transport links. With direct trains from Halifax to London and London to Halifax seven times a day (London links)
Easy access to M62/M1 motorway. Within 10 miles from the junctions M62 east bound J27 at chain bar and west bound J24
Halifax Train station 4.5 miles.

Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers/tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

MONEY LAUNDERING REGULATIONS:

1. 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





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