

Charnock Bates

The Country, Period and Fine Home Specialist



Sunset

7 Howcans Lane, Halifax, HX3 6UD





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Halifax
HX3 6UD

Offers In Excess Of: £525,000



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Summary Description

An extremely rare opportunity to purchase this detached home nestled within a peaceful tranquil setting yet remaining ideally situated for local amenities within Halifax town centre which is a short drive away. Set within approximately 0.74 acres, this property requires modernisation offering prospective purchasers the opportunity to create a truly one-off family home.

Benefiting from a substantial detached barn forming an excellent proposal to be developed into further living accommodation or to be utilised as a holiday let for investment purposes subject to obtaining the relevant planning consents.

Internally the accommodation briefly comprises; entrance porch, kitchen, conservatory, hallway, bathroom, WC, lounge, front entrance hall and sitting room/bedroom three to the ground floor. Landing and two bedrooms to the first floor with the principal enjoying an ensuite bathroom.

Location

Located in a semi-rural location on the outskirts of Boothtown which is located only a short distance from Halifax town centre. Benefiting from a variety of high street stores and train station providing regular services regionally with connecting services to the national rail network.

Queensbury is also located nearby, being most famous for being the home of Black Dyke Mills and the Black Dyke Band. There are many local amenities such as a supermarket, schools, hairdressers, public houses, chemist, gyms, a local swimming pool and a variety of shops, one of which incorporates a post office.

Shibden Valley is located a short distance away boasting a network of walking routes and bridleways ideal for outdoor leisure and equestrian pursuits. Nearby Shibden Hall is a Grade II listed Historic House made world famous by the recent Gentleman Jack television series.



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General Information

Access is gained into the entrance porch leading through to the kitchen enjoying a range of timber fitted wall, drawer and base units with contrasting worksurfaces, inset stainless steel sink, two plate AGA and plumbing for a washing machine/dishwasher.

Double doors provide access into the conservatory with a door leading onto the gardens ideal for summer evenings entertaining family and friends.







The inner hallway provides access to the ground floor three piece suite bathroom, WC, sitting room/bedroom three and lounge with a wood burning stove, bay window to the front elevation and double doors to the rear.

The sitting room provides an adaptable space which could be utilised as an additional bedroom or home office. The property can also be accessed via the front entrance vestibule.

The first-floor landing provides access to two further bedrooms with the principal bedroom enjoying bespoke fitted wardrobe, dressing table and drawer storage space. The principal bedroom also benefits from an ensuite bathroom enjoying a three-piece suite. Both bedrooms benefit from eaves storage.







The barn can be accessed from the driveway and gardens, being open to the rafters with exposed beams and power and lighting, forming an excellent proposal to convert into further living accommodation or to create a self-contained holiday let for investment purposes subject to obtaining the relevant planning consents.





Externals

Access is gained into the property directly off Howcans Lane into the driveway providing off road parking. The property is set within a generous expanse of gardens which surround the property totalling approximately 0.74 acres. Comprising of manicured lawns with box hedging, pond and vegetable plots bordered by mature shrubs and trees providing the perfect space for relaxing, barbequing and al-fresco dining whilst enjoying the idyllic setting.

Fixtures and Fittings

Only fixtures and fittings specifically mentioned in the particulars are included within the sale. Items not mentioned such as carpets and curtains may be available subject to separate negotiation.

Local Authority

Calderdale MBC: Band C







Wayleaves, Easements, Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

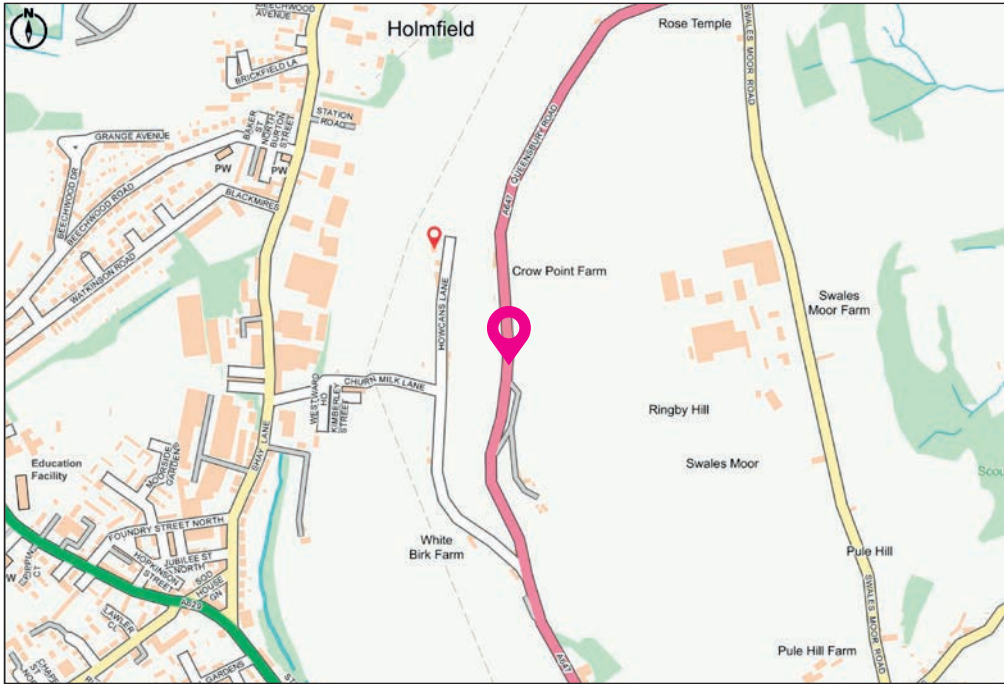
Services

We understand that the property benefits from all mains services except drainage which is via septic tank. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

Tenure

Freehold





Directions

From Halifax town centre proceed up the A647 Haley Hill towards Boothtown. Continue through Boothtown towards Queensbury. Continue up the hill until taking a turn left down Howcans Lane (the sign is on the side of the first property). Proceed down the lane until reaching Sunset at the end of the lane as indicated by our Charnock Bates board.

EPC Rating

EER: Current 41 – Potential 74

Local Information

Nearest Stations

Halifax	2.4 miles
Brighouse	6.1 miles

Nearest Schools

St Joseph's Catholic Primary School	1.7 miles
Beech Hill School	2.2 miles
North Halifax Grammar School	2.8 miles

Motorway Network

Junction 25, M62	6.9 miles
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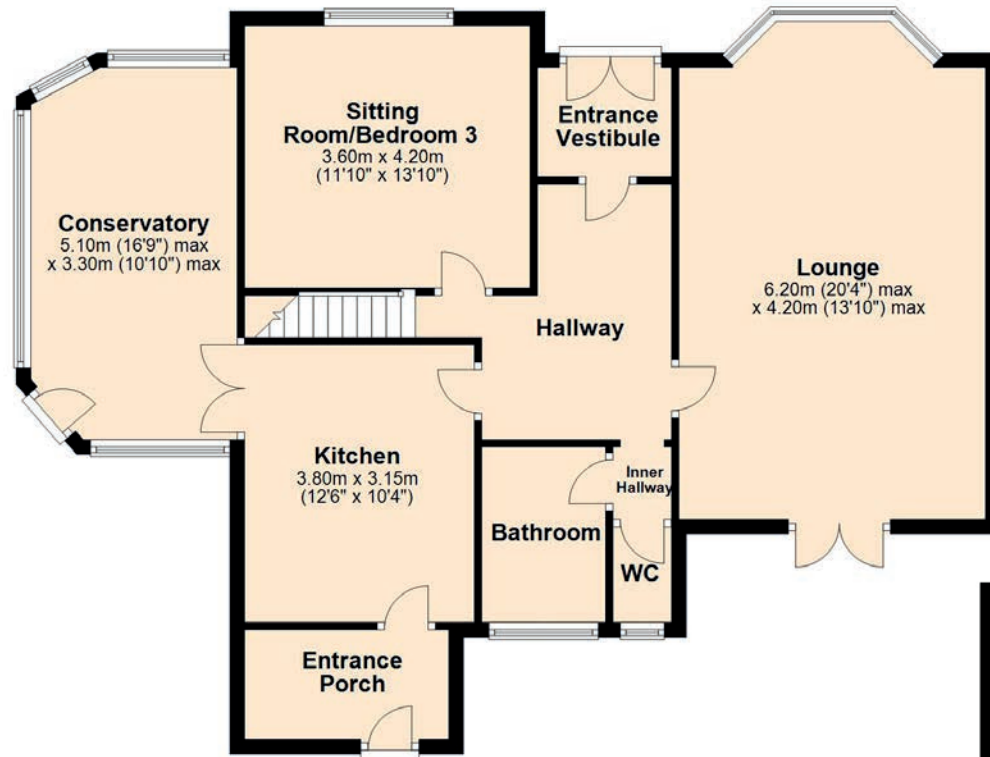


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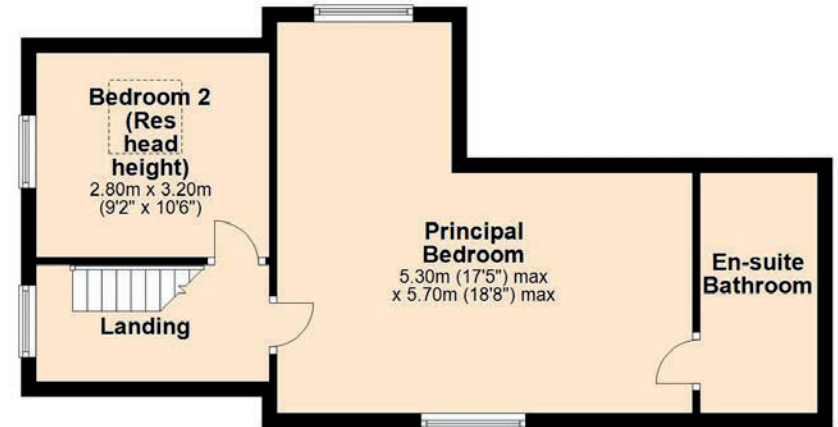


Floor Plans

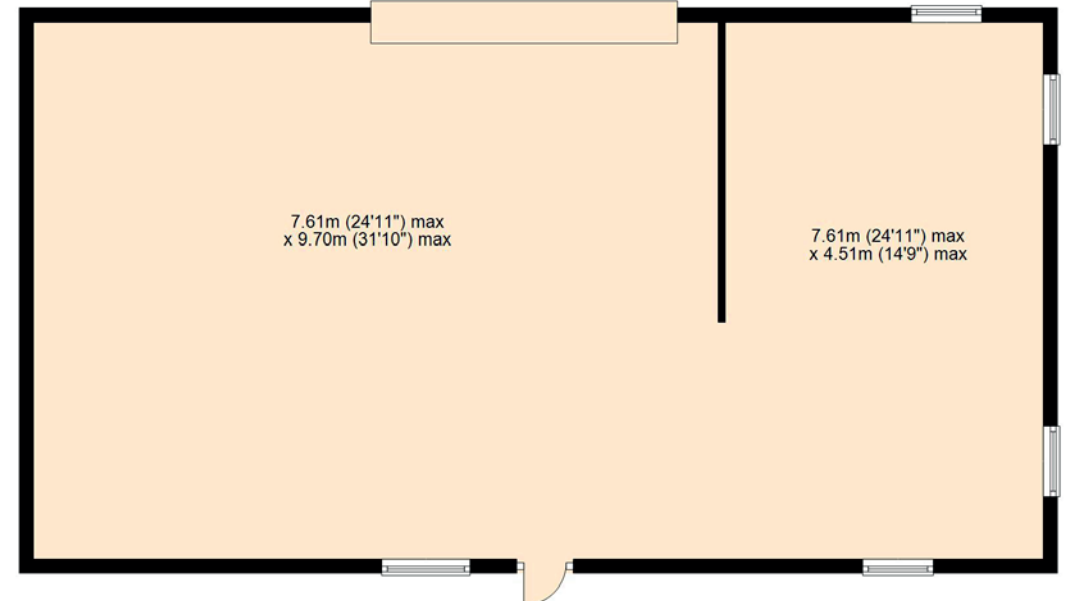
Ground Floor



First Floor



Detached Barn



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Property House
Lister Lane, Halifax, HX1 5AS
01422 380100
charnockbates.co.uk

250 Halifax Road,
Ripponden, HX6 4BG
01422 823777
email: homes@charnockbates.co.uk

Oak House,
New North Road, Huddersfield, HD1 5LG
01484 903000
rightmove.co.uk