

Charnock Bates

The Country, Period and Fine Home Specialist



Cop Riding Cottage

Old Lindley, Holywell Green, Halifax, HX4 9DF





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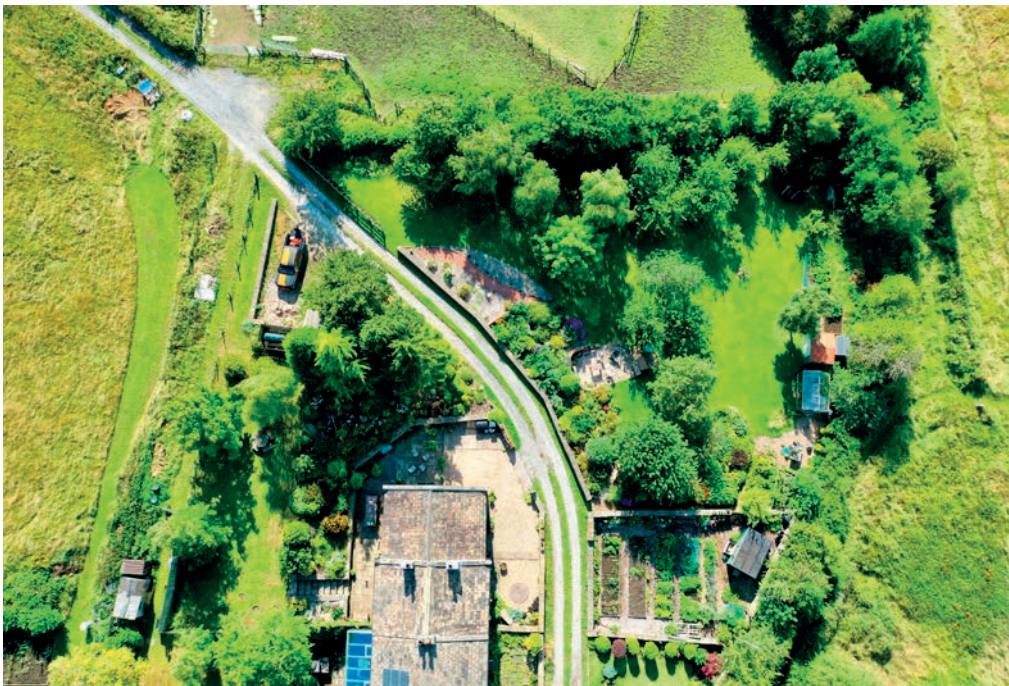
Summary

Cop Riding Cottage is set within a $\frac{3}{4}$ acre plot in the highly sought after semi-rural village location of Hollywell Green. This four-bedroom family home is full of character and benefits from extensive gardens perfect for the keen gardener with multiple vegetable patches and uninterrupted over the South Pennine countryside.

Briefly comprising; entrance lobby, utility room, WC, dining kitchen, dining room and lounge to the ground floor and three bedrooms, one with en-suite shower room and the house bathroom to the first floor.

Location

Hollywell Green is a highly sought after semi-rural village location situated between both Halifax and Huddersfield. The property is a short distance away from the village of Stainland where there are a variety of local amenities such as beauticians, restaurants, public houses, chemist, and sought after primary schools. Secondary schools including Brooksbank Academy and Sports College nearby. Excellent M62 access via Blackley and Outlane, junctions 23 and 24, which gives access to both cities of Manchester and Leeds. Access to Manchester International Airport and Leeds Bradford Airport.



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General information

Access is gained through timber and glass French doors into the entrance hallway with storage for shoes and coats. Leading off from the entrance hallway is a cloakroom which comprises a WC and wash-hand basin with storage beneath and a utility room benefitting from wall and base units with contrasting worksurfaces incorporating a stainless-steel sink and drainer with mixer-tap and space and plumbing for a washer and dryer.





Moving through to the dining kitchen with dual aspect windows allowing for natural light. The kitchen offers a central island with two bowl sink and breakfast bar, and a range of modern wall, drawer and base units with contrasting Quartz worksurfaces. Integral appliances include; A Bosch double oven, Bosch induction hob with extractor, Bosch dishwasher and a fridge freezer.

Leading off from the dining kitchen is the dining room featuring exposed stonework and beams and a multi-fuel burner being the focal point.







Completing the ground floor accommodation is the spacious lounge with French doors leading out to the rear garden and a multi-fuel burner to the focal point with stone mantel, hearth and surround.





The principal bedroom has dual aspect windows allowing for natural light and enjoying views of the surrounding Calder Valley as well as benefitting from an en-suite which comprises a WC, pedestal wash-hand basin and a double walk-in shower.

Moving through to the house bathroom, which is fully tiled and comprises a WC, wash-hand basin, a stand-alone bath and a double walk-in rainfall shower.

There are a further three bedrooms completing the accommodation, two being doubles.







Externals

To the front of the property is a good-sized lawn bordered by mature plants and shrubbery and incorporating mature fruit trees. A gate accesses a well-stocked vegetable garden. Stone gate posts access a gravelled parking area providing private parking for two cars which leads to a stone flagged patio to the side framed by a raised flowerbed incorporating mature trees and bushes.

A further gravelled parking area to the side of the property creates parking for a further three cars with the opportunity to build a detached double garage subject to planning permission.

To the rear, a gravelled seating area leads to a Yorkshire Stone flagged patio framed by raised, well stocked flowerbeds. Yorkshire stone flagged steps lead to a good sized manicured lawned garden.

Fixtures and Fittings

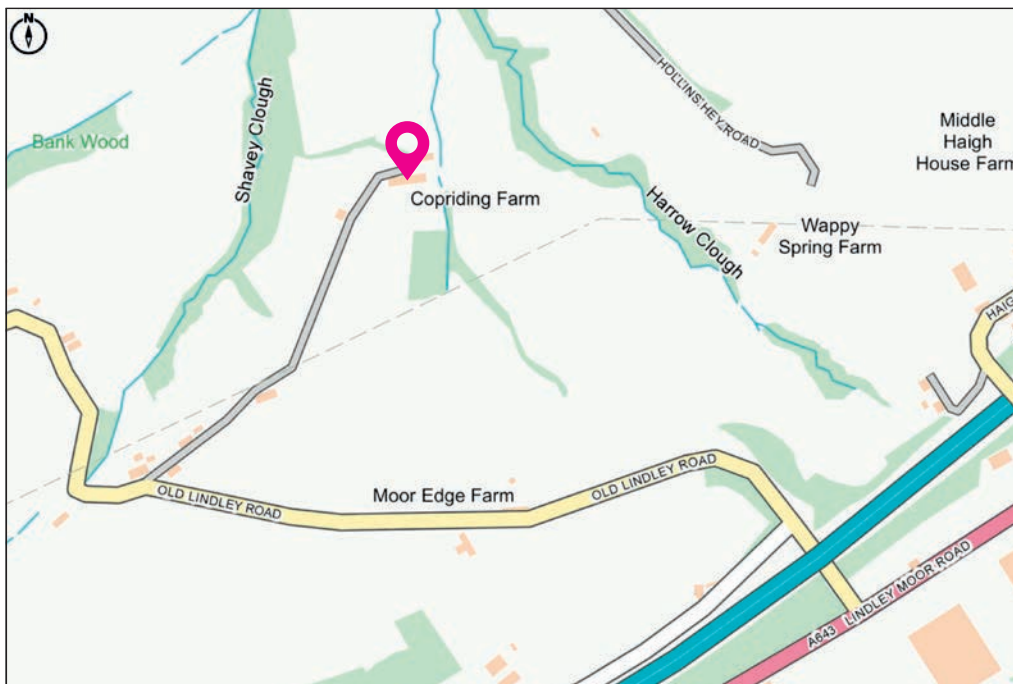
Only fixtures and fittings mentioned in the sales particulars are included in the sale.

Local Authority

Calderdale, Band E.







Wayleaves, Easements and 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 with drainage via a 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 along Huddersfield Road and down Salterhebble Hill. Follow signs for Stainland and continue through West Vale straight up Stainland Road passing through Holywell Green just after the road bends turn left onto Station Road. At the bottom of the hill turn right signed Jagger Green. Proceed through Jagger Green passing the Gallery on the left. Continue straight forward, at the bend follow the road until taking a left hand turning onto an unmade track (as indicated by the Charnock Bates sign board). Follow the track to the bottom where Cop Riding Cottage can be found on the right-hand side.

For satellite navigation: **HX4 9DF**

Local Information

Nearest Station

Halifax	6.3 miles
Slaithwaite	4.4 miles

Nearest Schools

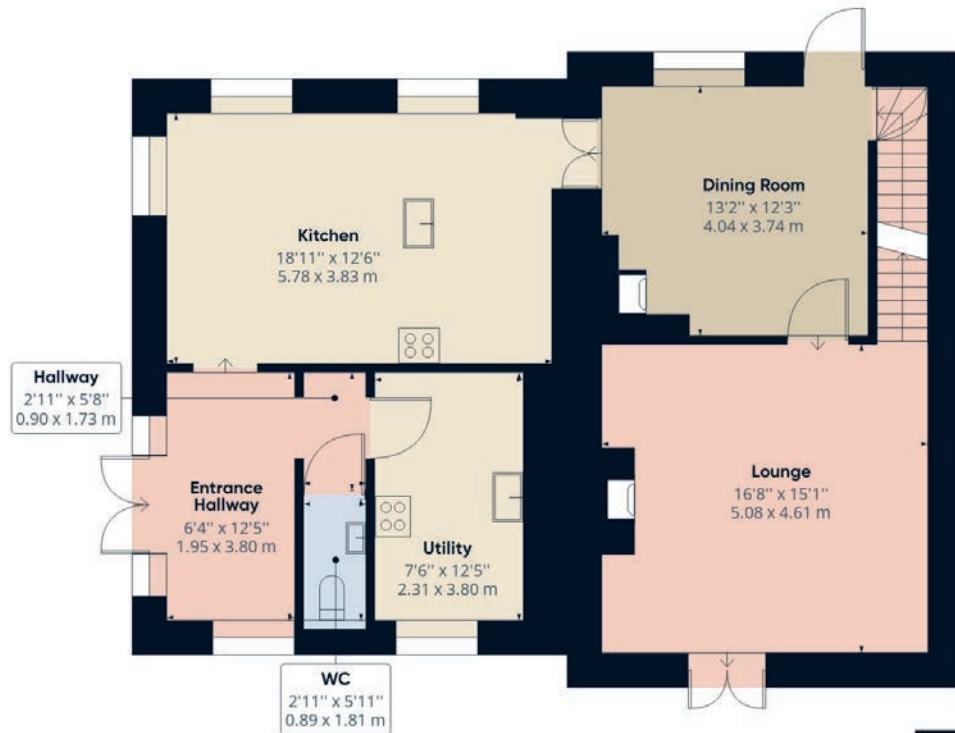
Mount Pre-School	1.2 miles
Moorlands Primary School	1.1 miles
Salendine Nook High School Academy	1.7 miles

Motorway Network

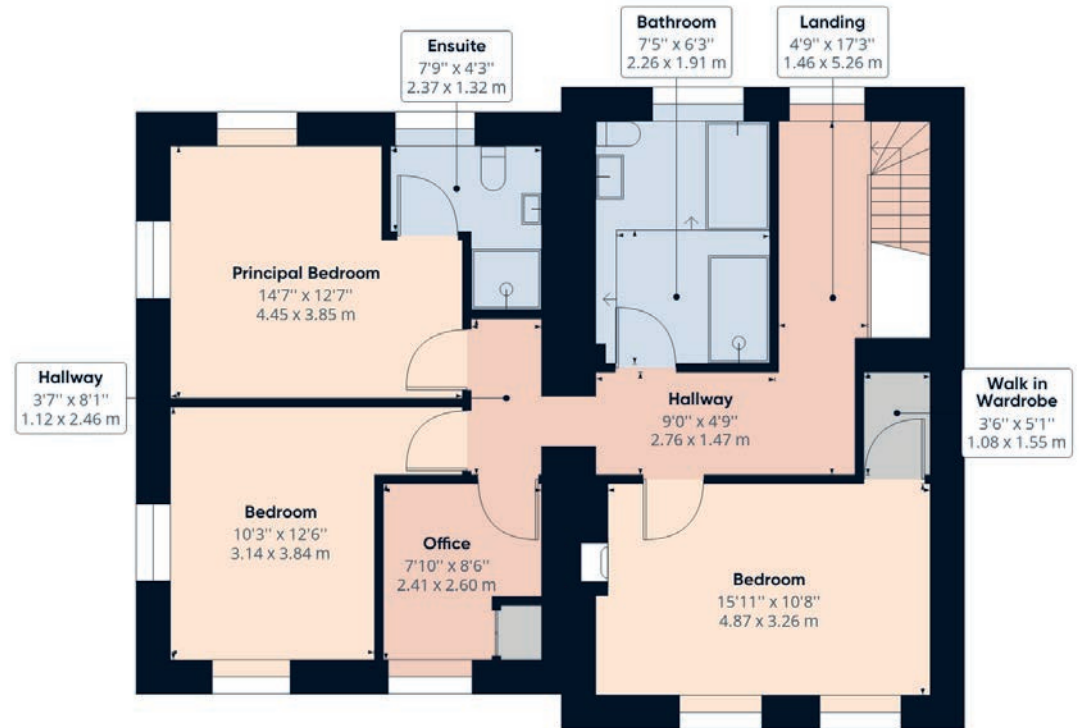
Junction 24, M62	2.3 miles
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Floor Plans

Ground Floor



First Floor



Lower Ground Floor



Approximate floor area = 1,984.60 sqft (184.38m²)
(Including Cellar)

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