

Charnock Bates

The Country, Period and Fine Home Specialist



Rock House
Hipperholme, HX3 8NH





Rock House

Leeds Road
Hipperholme
HX3 8NH





Summary

Dating back to 1895, Rock House is located within the vibrant village of Hipperholme. It is a beautiful, detached property which has been recently renovated with an attention to detail and pursuit of ensuring the historic charm and period features remain throughout the property. This ready to move into accommodation should be of particular interest to those looking to purchase a truly one-off family home.

Internally the accommodation briefly comprises; entrance hall, lounge, utility, pantry, WC, and an open plan kitchen diner to the ground floor. To the first floor, principal bedroom with walk-in wardrobe space, a second bedroom with an en-suite shower room, third bedroom and house bathroom.

Externally, a private driveway gives access to the garage providing ample off-road parking. Enjoying a fully enclosed garden to the rear elevation with a summer house and an elevated terrace.

Location

Hipperholme is a sought-after residential area, conveniently located to benefit from excellent access to the M62 motorway network, shops, and a well-regarded primary and high school including Hipperholme Grammar School with outstanding Ofsted rating. It is within easy reach of both Halifax and Brighouse town centres, each with a railway station and an excellent range of amenities.

General Information

The property is accessed via a composite door to the rear elevation leading into the entrance hall, providing access all ground floor rooms. The entrance hall showcases stone flagged flooring and a sash window through into the kitchen diner, giving a glimpse of the historic charm this property has to offer.

Moving through and into the lounge. Benefitting from dual aspect windows to the front and side and a Efel multi-fuel stove set within a stone surround. Having a picture rail, dado rail, panelling to the ceiling and an elevated area which would be ideal for those requiring study space.



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Leading back through into the entrance hall and through double doors into the utility room, located to the front of the property. This useful space benefits from a solid oak worksurface with an undermounted, butler sink, windows to the front elevation and space plumbing for a washing machine. The boiler is housed in the utility room.

Continuing into the kitchen diner. Upon entering this room, a staircase gives access to the first-floor accommodation and an internal door leads through into a pantry and cloakroom space and adjoining WC. Having a low flush WC and a wash hand basin.







The kitchen diner is an excellent space showcasing windows to multiple elevations and a door leading to the rear terrace. Having a range of shaker style wall, drawer, and base units with contrasting Silestone worksurfaces and an undermounted butler sink. Integrated appliances include a five ring Elica induction hob with concealed extraction, eye-level Neff oven and microwave and a Neff dishwasher. Space is available for a freestanding, double fridge-freezer. Tiled flooring runs throughout the kitchen diner with exposed timber beams and panelling to the ceiling.

Proceeding up to the first-floor landing giving access to three bedrooms and the house bathroom. The principal bedroom is an excellent sized double with windows to the rear, overlooking the garden and spacious walk-in wardrobe space.

Being a similar size to the principal, the second bedroom also enjoys views across the garden and benefits from an en-suite shower room. Being part tiled and comprising of a three-piece suite including a low flush WC, wash hand basin and a walk-in shower cubical with a wall mounted, mains fed rainfall shower. Having a Velux skylight and spotlights.

The third, single bedroom could be tailored to suit the individual needs of family requirements whether that be as a playroom, home office or nursery.

Being tiled throughout, the house bathroom showcases a three-piece suite including a low flush Burlington WC, a wash hand basin set upon a vanity unit and a freestanding bath. Mirroring the en-suite with a Velux skylight and spotlights.





Externals

Electric gates give access to the private, block paved driveway which leads to the double garage providing off-street parking. Located next to the garage, to the rear of the property is a quaint summer house benefitting from power, and lighting throughout making this a versatile space which can be tailored to suit individual family requirements. The rear of the property boasts a fully enclosed garden, with stone steps leading up to an elevated terrace making this an ideal space for entertaining and al-fresco dining during the summer months.

Fixtures and Fittings

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

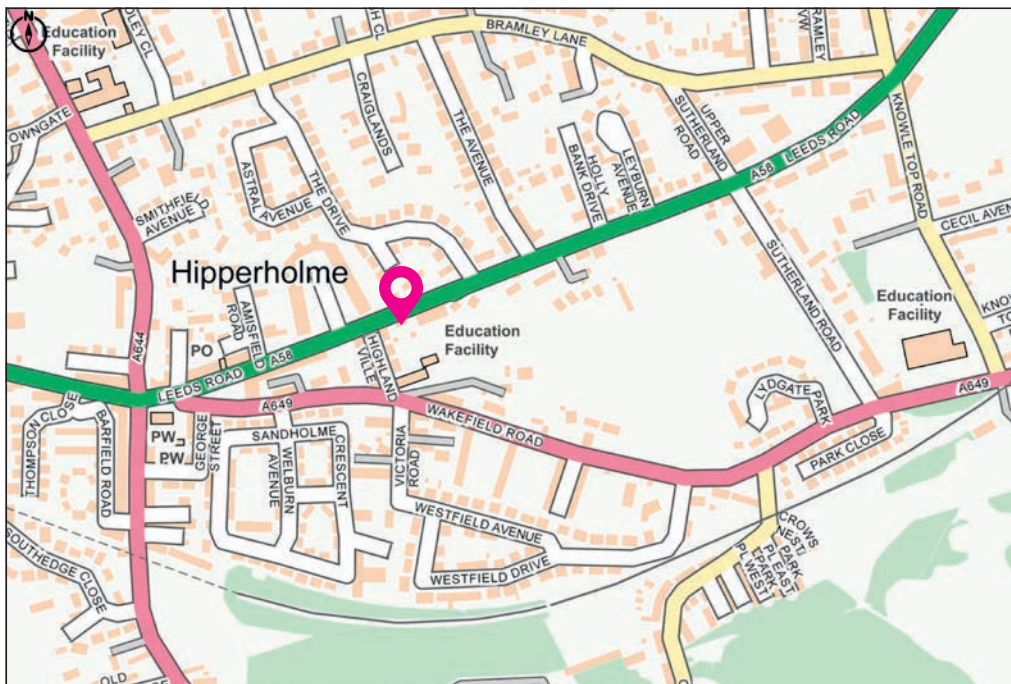
Local Authority

Calderdale – Band C.

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. 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 head onto Orange Street/A629 and then at the roundabout, take the third exit onto Burdock Way/A58. Continue to follow the road past Shibden park until you get to Stump Cross in when you will need to keep right and head on to Leeds Road. Once you get to Hipperholme traffic lights, continue straight on keeping left. Continue along Leeds Road and the property will be located on the right-hand side as indicated by a Charnock Bates board.

For satellite navigation: **HX3 8NH**

Local Information

Nearest Stations

Brighouse	2.8 miles
Halifax	3.1 miles

Nearest Schools

Hipperholme Grammar School	0.6 miles
Lightcliffe C of E Primary School	0.7 miles
Northowram Primary School	1.9 miles

Motorway Network

Junction 26, M62	3.7 miles
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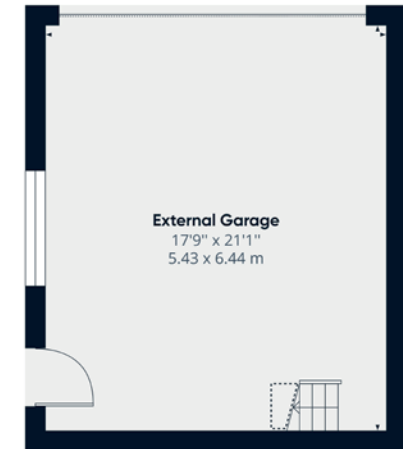
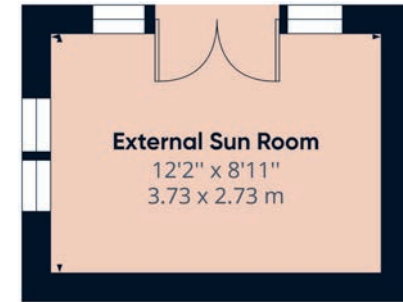
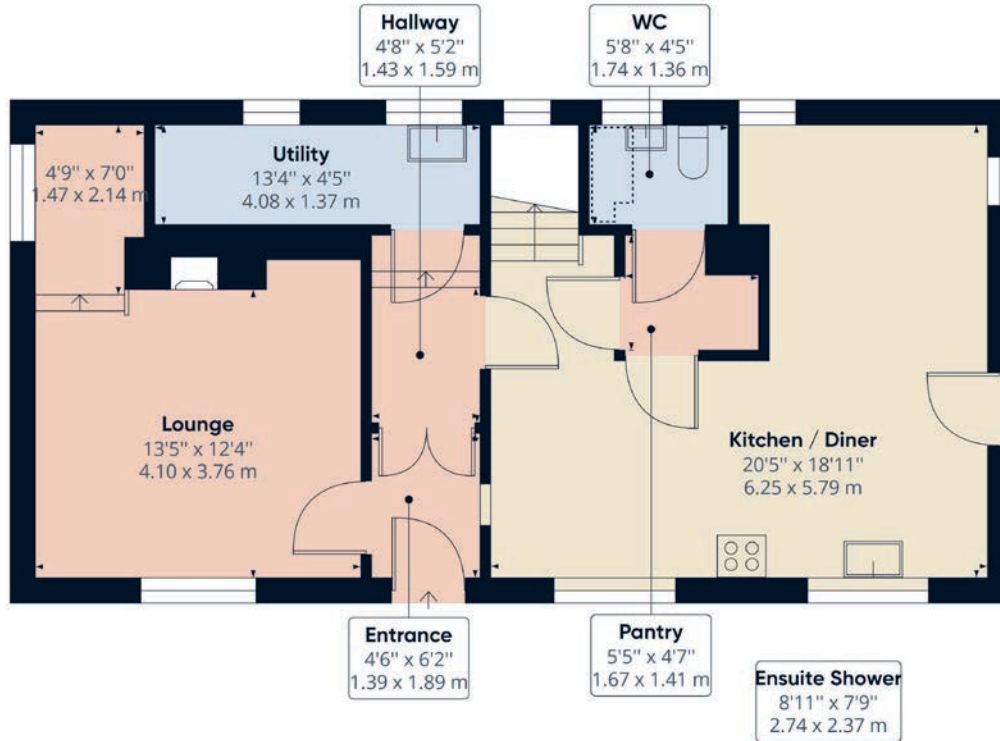


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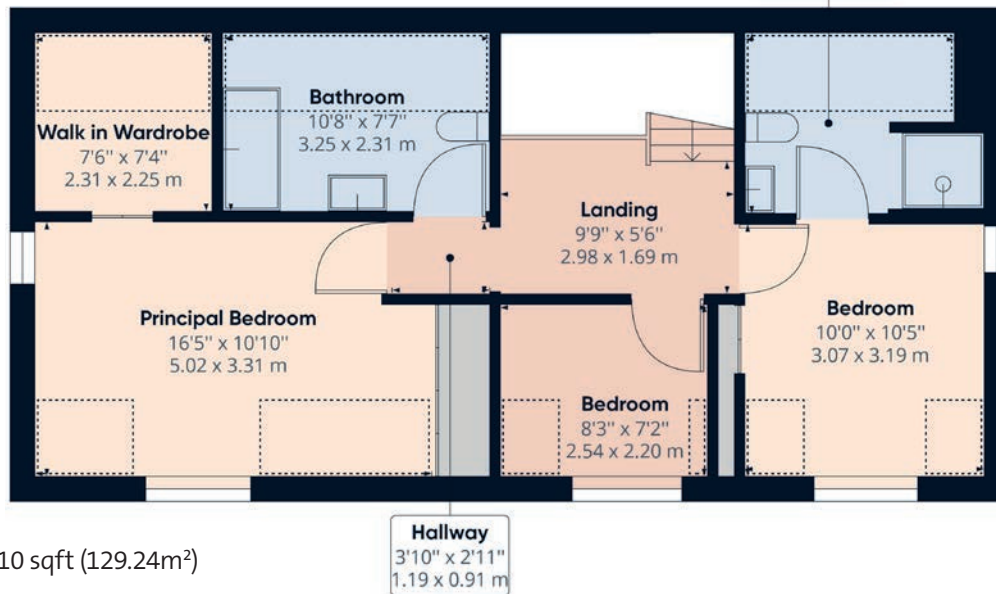


Floor Plans

Ground Floor



First Floor



Approximate floor area = 1,391.10 sqft (129.24m²)
 Not inc External Buildings

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