

Charnock Bates

The Country, Period and Fine Home Specialist



Hyde Park House
Copley Lane, Halifax, HX3 0TJ





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Summary

Hyde Park House is a large, individually designed, five-bedroom family home boasting a wealth of modern and high-quality fixtures and fittings throughout with a modern kitchen and contemporary finished bathrooms and en-suite.

Briefly comprising; entrance hall, lounge, home office, cloakroom, living kitchen with adjoining sunroom, utility room and external store to the ground floor. Three double bedrooms, one with en-suite shower room, house bathroom and snug/bedroom to the first floor and principal suite with spacious double bedroom, walk-in-wardrobe and bathroom to the second floor.

Externally benefitting from off-street parking for three cars, a South-facing decked terraced and lawn to the front of the property and a generous, enclosed yard to the rear offering the opportunity to create additional garden space.

Location

Lower Skircoat Green is a sought-after location being close to the centres of both Halifax and Sowerby Bridge. Copley Wood is within walking distance to the centre of Skircoat Green where there are a variety of local amenities. There is a large supermarket a short drive away. The Calderdale Royal hospital is a short walk away. There is also the popular Manor Heath Park which is recognised as one of the best parks in the area with a tropical butterfly and plant centre, full programme of events for all the family throughout the year, a cafe and play areas. There are excellent local schools nearby including The Gleddings Preparatory School. A bus route nearby. Trains from both Halifax and Sowerby Bridge have links to the cities of Manchester, Leeds, Bradford and the Halifax station has links to London.

General Information

Access is gained through a solid oak door into the entrance hallway benefitting from under-floor heating which continues throughout the entire ground floor, with a cloakroom comprising a WC and wash-hand basin and an open staircase rising to the first floor.



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Leading off from the hallway is a spacious lounge with an open fireplace to the focal point with a decorative timber mantel, stone hearth and surround and an additional door leading into a home-office.

Moving through to the living kitchen which is the real heart of the home. The kitchen offers a central island with breakfast bar and a range of modern, sage green, wall, drawer and base units with contrasting laminated worksurfaces incorporating a Belfast sink with mixer-tap. Integral appliances include a fridge and freezer.



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The kitchen then leads on to a dining area with plenty of space for a large family dining table and then on to an adjoining sunroom with two Velux windows allowing for plenty of natural light and with French doors leading out to a decked terrace. Leading off from the kitchen is a utility room benefitting from wall and base units with contrasting worksurfaces incorporating a stainless-steel sink and drainer, and with space and plumbing for a washer, dryer and American fridge-freezer.

Finishing off the ground floor accommodation is an external store, access by a solid oak door creating useful secure storage and benefitting from power and lighting.



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THE MULLEYS QUINNS



The first-floor landing has a large window to the front elevation allowing for natural light and a staircase rising to the second floor. There are three double bedrooms to the first floor, one benefitting from an en-suite which comprises a WC, wash-hand basin with storage beneath and a double walk-in rainfall shower and one benefitting from a small walk-in wardrobe.





Moving through to the house bathroom which is part tiled and comprises a WC, wash-hand basin with storage beneath and a panelled bath with overhead rainfall shower attachment.



A small staircase from the landing takes you up to the snug/bedroom, with a Velux window and French doors opening out to an enclosed, private yard creating the opportunity to make additional gardens space.

The second-floor landing allows access to the principal suite. A spacious double room with a window to the front aspect enjoying views over the Calder Valley. Benefiting from a walk-in-wardrobe and a bathroom which comprises a WC, wash-hand basin and a panelled bath.





Externals

To the front of the property is a block paved driveway providing off-street parking for three cars. Stone flagged steps and pathway lead up to a small lawn bordered by fencing and a generous decked South-facing terraced leading out from the sunroom creating the perfect entertaining place for bbq's and alfresco dining. To the rear of the property is a sizeable yard creating the opportunity for someone to lawn turf to make additional garden space. The back garden can be accessed by the side of the house also giving someone the opportunity to run a home-business from the snug.

Fixtures and Fittings

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

Local Authority

Calderdale, Band G.

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.



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Directions

From Halifax town centre head down Huddersfield Road (A629) towards Calderdale Hospital. Take a right just after the hospital on to Dudwell Lane and continue until taking a left on to Copley Lane. You will find Hyde Park House on your right-hand side signposted by a Charnock Bates board.

For satellite navigation: **HX3 0TJ**

Local Information

Nearest Station

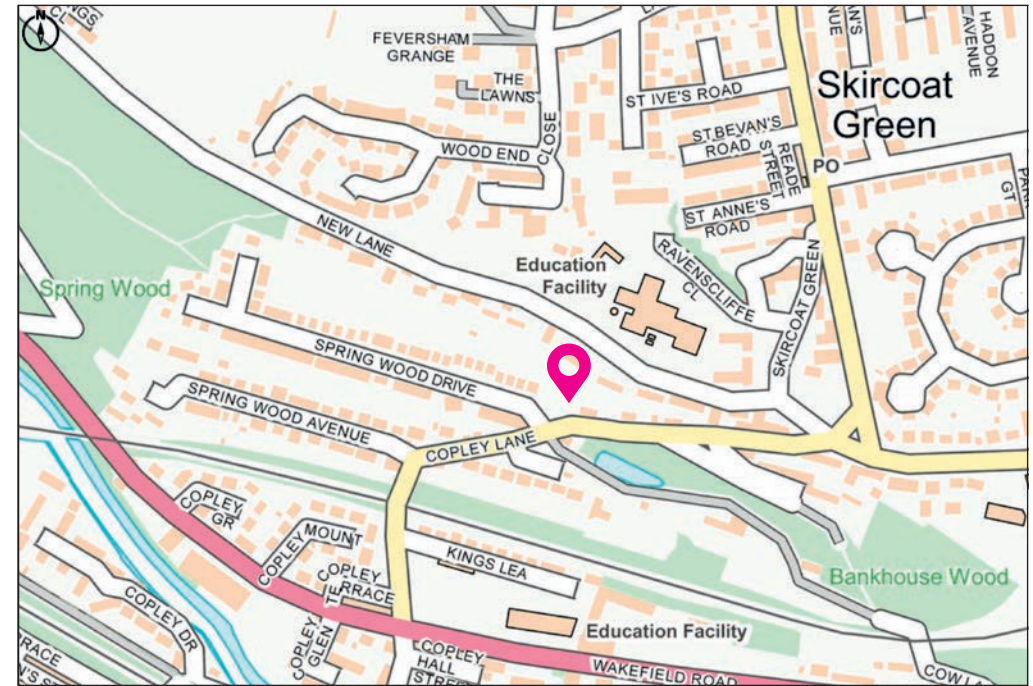
Halifax	1.9 miles
Sowerby Bridge	2.1 miles

Nearest Schools

Copley Primary School	0.2 miles
All Saints Junior & Infant School	0.3 miles
The Gladdings Preparatory School	0.8 miles

Motorway Network

Junction 24, M62	4.3 miles
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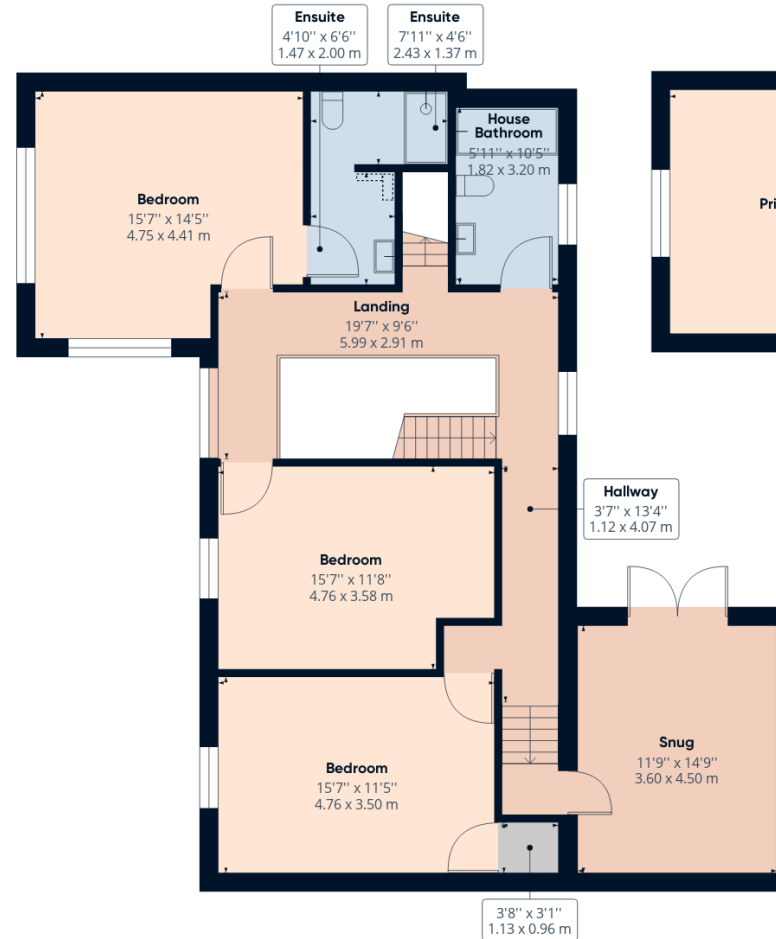


Floor Plans

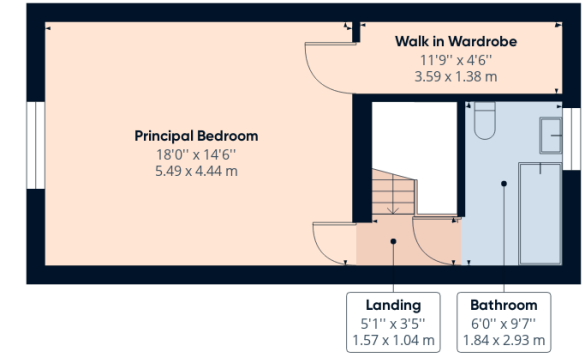
Ground Floor



First Floor



Second Floor



Approximate floor area = 2,645.10 sqft (245.74m²)

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