

Charnock Bates

The Country, Period and Fine Home Specialist



16 Pilgrim View
Fountain Head Village, Halifax, HX2 0SY





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Halifax
HX2 0SY

Guide Price: £475,000



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Summary Description

Enjoying a unique corner plot boasting elevated far reaching views, 16 Pilgrim View is a spacious modern detached home located in the sought-after residential development of Fountain Head Village. Having attractively presented accommodation set out over three floors with open plan living kitchen and five double bedrooms making it of particular interest to the family purchaser. The stunning landscaped gardens offer numerous areas of special interest throughout providing multiple entertaining and seating areas.

Internally the accommodation briefly comprises; entrance hall, study/playroom, WC, open plan dining kitchen, utility and lounge to the ground floor. House bathroom and three bedrooms to the first floor with the principal bedroom enjoying a dressing area/walk in wardrobe and ensuite shower room. Two further bedrooms are located to the second floor with shower room. Enjoying a driveway to the side elevation providing off road parking and double garage which has been converted to create a home office, gym and two storerooms providing ample storage space.



Location

Fountain Head is a sought-after residential location being a short drive from Halifax Town centre. Long Can Hall public house is within walking distance and has been used for filming Last Tango in Halifax. There are two large supermarkets nearby along with a range of local amenities. A variety of schools within driving distance. There are also bus routes close that run in the village and a railway station in Halifax which provides access to Leeds, Bradford, Manchester and London. Both Manchester and Leeds Bradford International Airports are easily accessible.



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General Information

Entry is gained into the entrance hall with an open staircase with understairs storage cupboard.

Positioned off the entrance hall is the WC and home office providing a multifunctional space offering potential purchasers the opportunity to adapt to suit their individual requirements whether that be as a playroom, office or additional sitting room.



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Moving across to the well-presented lounge the focal point being the Bioethanol stove set within a decorative Oak surround. Bifold doors to the rear elevation lead out onto the composite decking terrace with shelter providing an ideal place to relax.





The heart of this home is the impressive open plan dining kitchen which was recently installed in 2020 by the current owners with an attention to detail.

Enjoying an extensive range of fitted wall, drawer and base units with contrasting worksurfaces, central breakfast island, undermounted acrylic sink with adjustable mixer tap with water purifier, space for a freestanding American fridge/freezer, two skylight windows, window and double doors to the rear elevation perfect for summer evenings entertaining family and friends.

Integral appliances include dishwasher, wine fridge, double combination oven, six ring gas hob with feature toughen glass splashback and overhead extractor fan.

An open doorway leads through to the utility room with fitted base and eye level units with contrasting worksurfaces to coordinate with the kitchen, inset acrylic sink with adjustable mixer tap, plumbing for a washing machine, feature toughen glass splashback and side external door which leads out to the sheltered pathway providing access to the garage.









Accessed off the first-floor landing are three bedrooms and house bathroom enjoying a three-piece comprising; low flush WC, wash hand basin, panelled bath, frosted window to the rear elevation, tiled flooring and splashbacks.

The generously proportioned principal bedroom benefits from a dressing area/walk in wardrobe with bespoke fitted storage and ensuite shower room enjoying a modern three-piece suite incorporating a his and hers vanity unit.







Two further double bedrooms are located to the second floor with shower room offering privacy from the main accommodation ideal for teenagers, guests or extended family.





Externals

Enjoying a low maintenance AstroTurf area to the front of the property bordered by mature shrubs. The driveway provides off road parking which leads to the double garage which has been converted to create two storerooms providing ample storage, gym and home office offering an excellent space ideal to create a separate workspace perfect for those looking to work from home. The garage can be converted back into a vehicle garage should this be desired.

The stunning rear landscaped gardens are sure to impress guests, offering numerous areas of special interest throughout bordered by mature shrubs and fencing. Comprising of a sheltered decked terrace with steps leading down to AstroTurf lawn and porcelain tiled and pebbled area ideal for entertaining, barbequing and al-fresco dining. Additionally, to the side elevation is a hot tub, greenhouse and raised vegetable beds.

Fixtures and Fittings

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





Local Authority

Calderdale MBC Band E

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

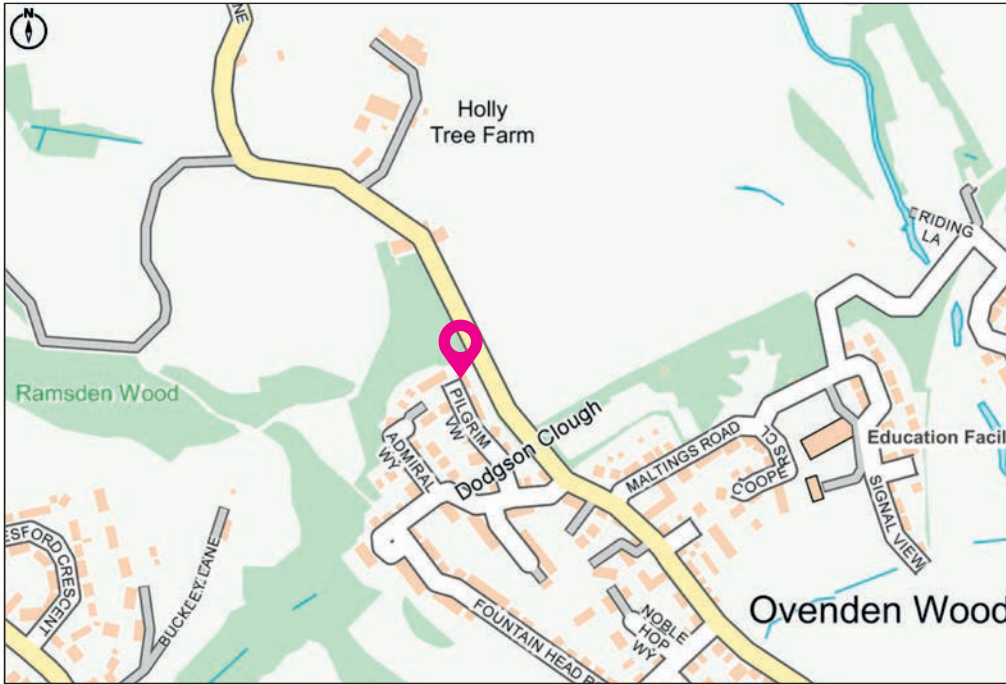
We understand that the property benefits from all mains services. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

Tenure

Freehold







Directions

From our Charnock Bates Halifax office continue onto Cow Green then onto Broad Street, then onto Northgate until taking a left turn onto Cross Hills. Proceed forward onto Dean Clough then onto Lee Bridge. At the give way turn left onto Shroggs Road, taking the second exit at the roundabout. Continue forward until taking a left turn onto Hebble Lane, then onto Long Lane, then a left turn down onto Wood Lane. Proceed on until taking a right turn onto Ovenden Wood Road continuing forward until taking a left turn onto Fountainhead Road, then a right turn onto Pilgrim View. 16 Pilgrim View can be found at the end of the cul de sac in the corner plot.

For satellite navigation: **HX2 0SY**

EPC Rating

EER: Current 81 – Potential 82

Local Information

Nearest Stations

Halifax	2.9 miles
Sowerby Bridge	3.8 miles

Nearest Schools

Christ Church Pellon C of E Primary School	1.1 miles
Trinity Academy	2.9 miles
North Halifax Grammar School	2.9 miles

Motorway Network

Junction 26, M62	8.3 miles
Junction 24, M62	8.8 miles

Disclaimer

Please note a section of the garden to the side elevation is not within the property's title. The land is owned by David Wilson however our vendor has advised they have used the land uninterrupted for the past 9 years since purchasing. There is an annual service charge of approximately £130 which is paid to Meadfleet Ltd over two instalments.

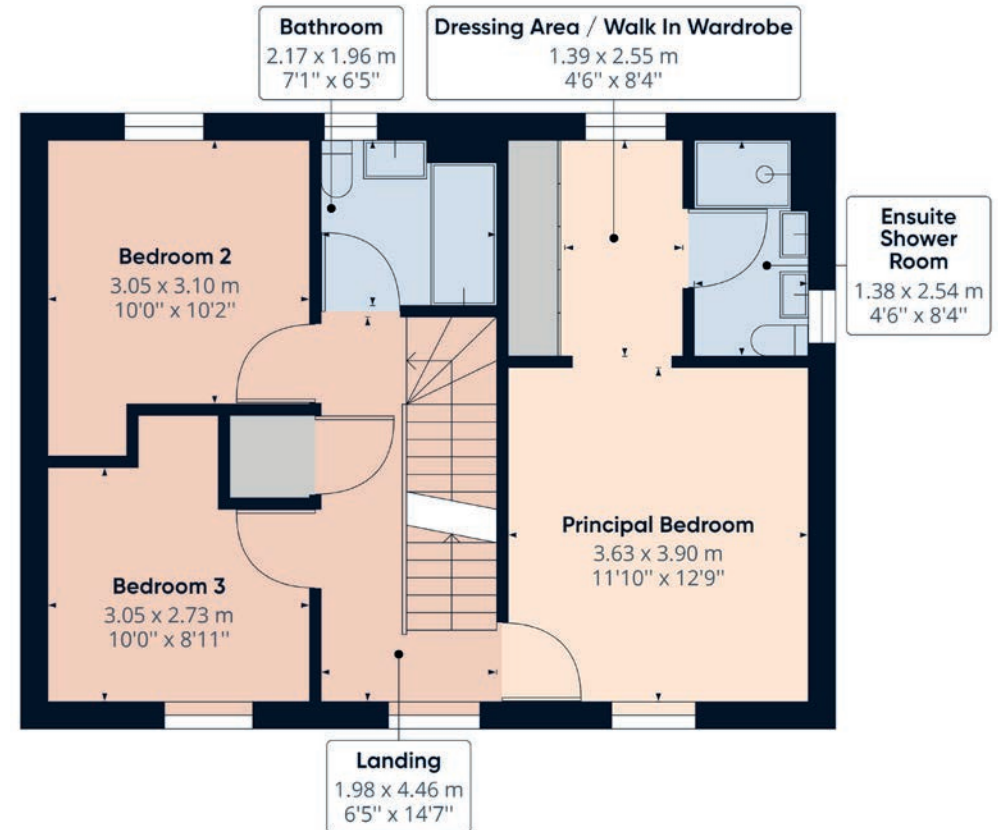


Floor Plans

Ground Floor

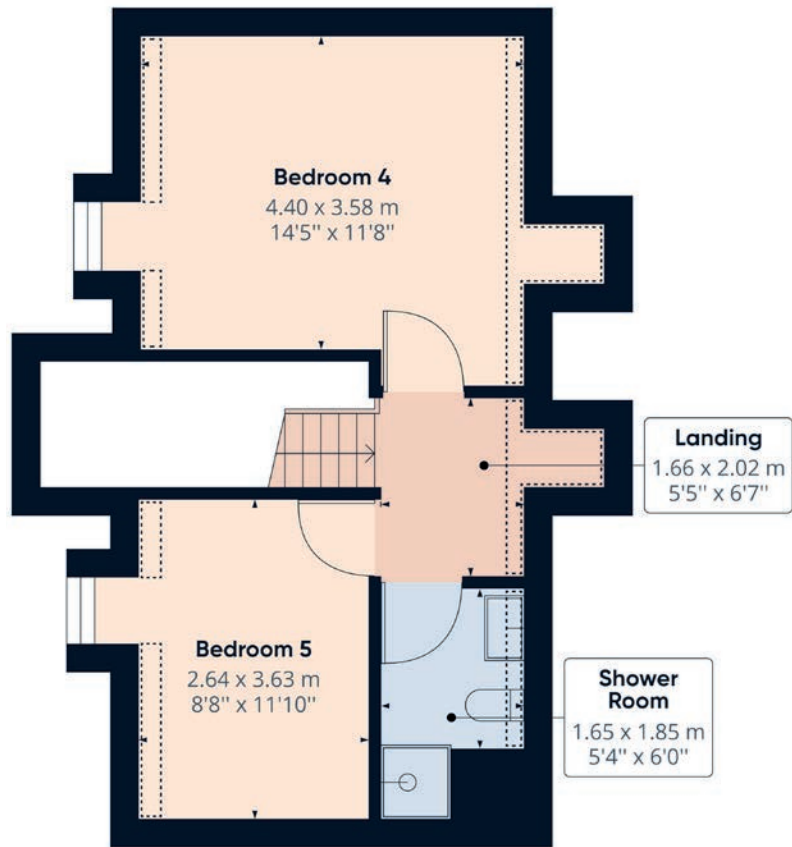


First Floor



Floor Plans

Second Floor



Garage



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