

Charnock Bates

The Country, Period and Fine Home Specialist



Somerley

Rawson Avenue, Halifax, HX3 0LN





# Somerley

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Halifax  
HX3 0LN



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## Summary

A unique and exciting opportunity has arisen to purchase this beautiful home in the heart of the highly sought after Skircoat Green. Exposing a wealth of period features throughout the property such as; cornicing, coving and stunning bay windows all concealed within the beautiful red brick exterior.

Internally, the residence briefly comprises; Entrance hallway, cloakroom with utility and WC, morning room, lounge, dining room with adjoining garden room and kitchen, with spacious cellar rooms to the lower ground floor. To the first floor, the principle bedroom, four further double bedrooms, house bathroom, shower room and study/ occasional room and to the second floor three attic rooms.

To the outside of the property, you can enjoy the private enclosed garden complete with detached double garage and large driveway providing parking for 4/5 cars.

## Location

The property is located off Rawson Avenue, close to the centre of Skircoat Green a short distance to a range of local amenities and independent retailers. With everything in close proximity you can enjoy walks around Manor Heath Park or take a stroll down to see what the local businesses have to offer. There you will find a wealth of shops, some of which include; A bakery, butchers, post office and convenience store. The property also benefits from being in walking distance to Calderdale Royal Hospital and two highly regarded schools, The Gleddings Preparatory School and Crossley Heath School. The property also offers great commuter links to the M62 motorway and regular rail services from Halifax Station.

## General information

As you enter this unique property by a beautiful timber and stained-glass door you are greeted to a grand entrance hall. Providing access to the ground floor spaces all of which offer exceptional period features and an open staircase allowing access to the first floor accommodation.

The first room to note is the cloakroom. Allocated just by the front door, complete with a utility space with plumbing for a washing machine and space for a dryer, along with a separate W/C and pedestal basin.







The property boasts three spacious reception rooms, the first of which is the morning room, named as such for catching the morning sunlight. This room is a generous space with a large bay window and gas coal effect fire set within an Adam style fireplace and tiled hearth.

As you move into the second reception room you are again welcomed with an Adam style fireplace with a gas fire, along with large dual aspect windows, enjoying an outlook onto the garden. Complete with high skirting boards, picture rails and high ceilings complimented by a ceiling rose.

You then move onto the third reception room with adjoining garden room complete with a bay window with a built in window seat, open fire with decorative surround and storage to the alcoves. Glass double doors then lead you to the garden room where you can enjoy access to the outside through the patio doors, finished with porcelain tile flooring.



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The kitchen has a range of solid wood, wall, drawer and base units with contrasting granite work surfaces, complemented by a dark green AGA and double Belfast sink complete with antique style mixer tap. This added with the tiled floor throughout, mullion windows and deep windowsills creates a cosy but usable living space. On the far side of the kitchen there is a access to the patio area of the garden from a rear porch.

A concealed entrance behind the stairs allows you access to the generous sized cellar rooms, the perfect opportunity to convert into an extra living space subject to obtaining relevant planning permissions.





As you make your way up the staircase you can really enjoy the period features of this fantastic property from the stained glass skylight and large windows, allowing the natural light to flow throughout the landing space.

From here the property offers you four double bedrooms and a fifth, previously used as a study along with a shower room and house bathroom finished with a four-piece suite including a free standing bath with a shower attachment, pedestal sink, WC, bidet finishing the room off with tiled splash backs and solid wood flooring.



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## Externals

Electric gates provide access to the driveway to fit approximately five cars and access to the two garages. The enclosed gardens can be accessed both externally and internally allowing you enjoy the mature landscape. Offering both patio space and lawned gardens with a small pond, this property gives privacy to all areas thanks to its plants, shrubs and trees. A generous space perfect for entertaining especially with the use of a separate outbuilding complete with WC and wash basin.

## 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 main 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 to their working order.

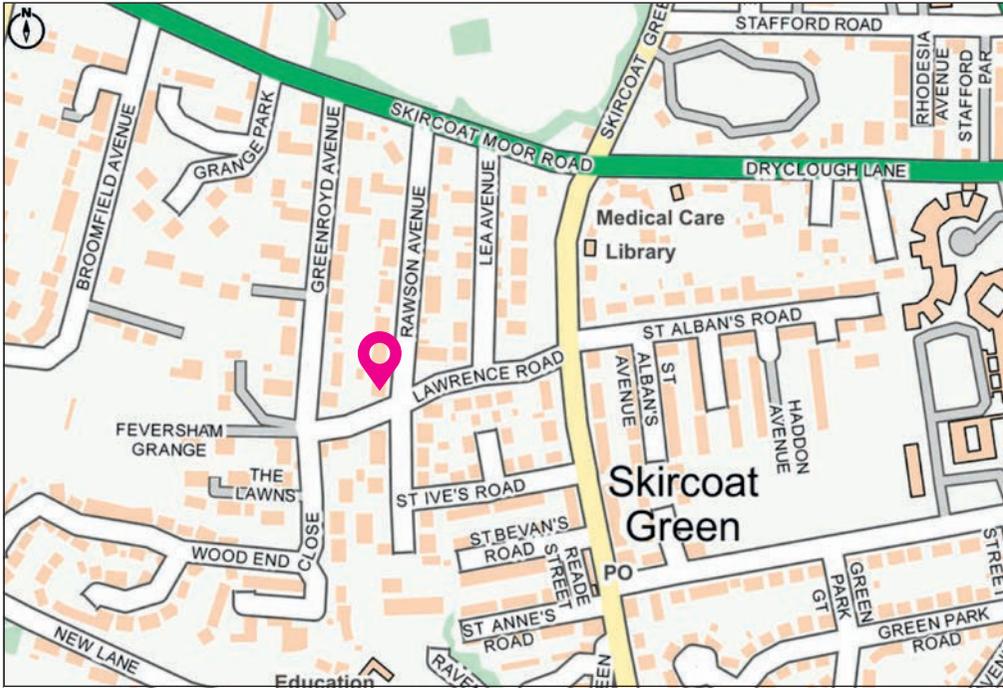
## Tenure

Freehold.



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## Directions

From Halifax take the Huddersfield Road (A629), pass the Shay and turn right immediately up Heath Road. Continue forward onto Skircoat Green Road, taking a right turn at the traffic lights proceeding to Skircoat Moor Road or a short distance until taking a left turn into Rawson Avenue. Continue forward reaching Somerley on your right hand side.

For satellite navigation: **HX3 0LN**

## Local Information

### Nearest Stations

Halifax	1.3 miles
Sowerby Bridge	2.5 miles

### Nearest Schools

Gleddings Preparatory	0.5 miles
All Saints Junior & Infant School	0.6 miles
The Crossley Heath School	0.9 miles

### Motorway Network

Junction 24, M62	4.9 miles
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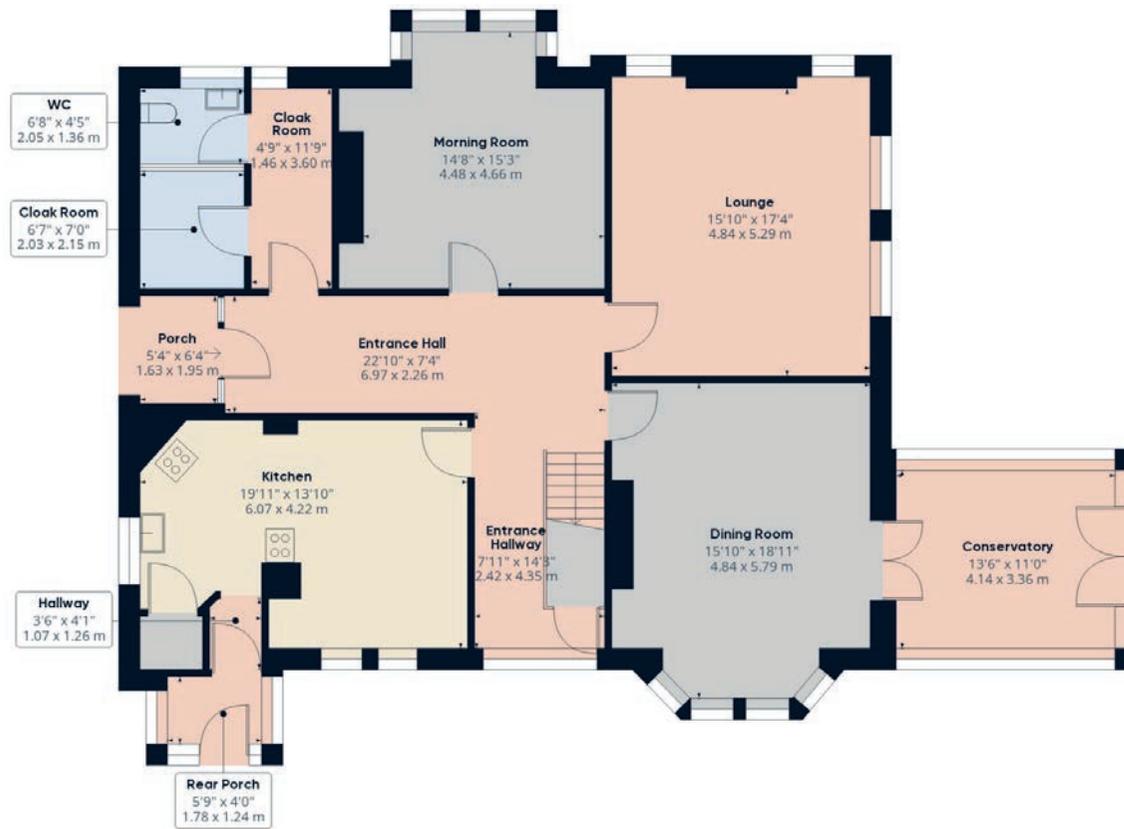


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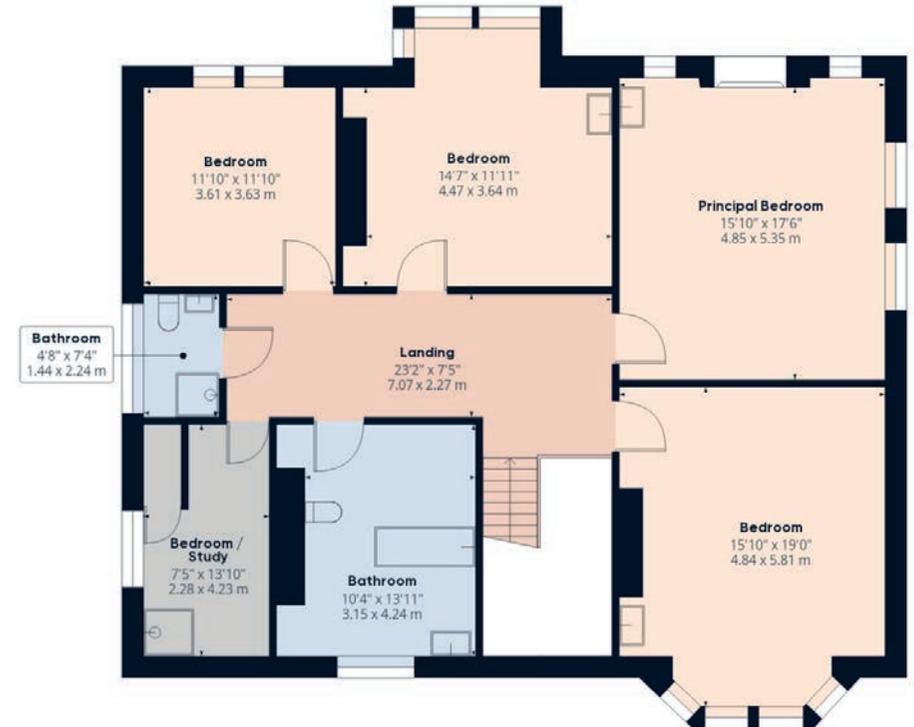


# Floor Plans

## Ground Floor



## First Floor

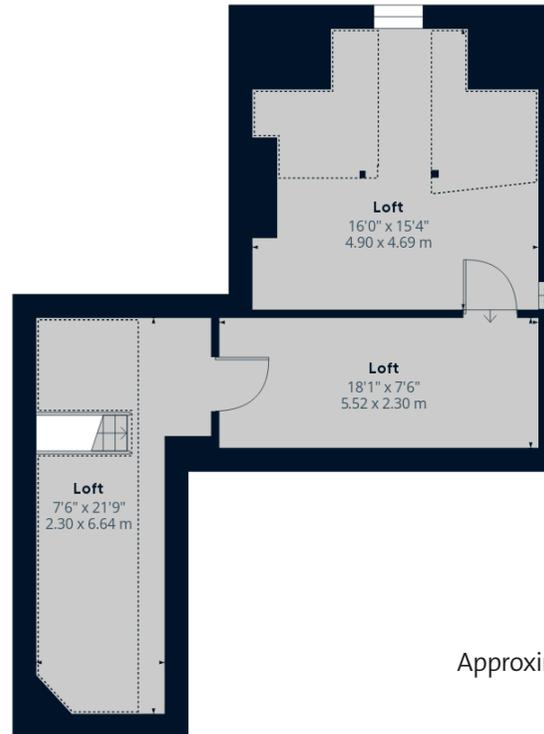


# Floor Plans

Lower Ground Floor



Second Floor



Garages



Approximate floor area = 4734.55 sqft (439.85m<sup>2</sup>)  
(inc Garages)

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