

Charnock Bates

The Country, Period & Fine Home Specialist



1 Milking Hill View  
School Lane, Southowram, Halifax, HX3 9FE









# 1 Milking Hill View

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Halifax, HX3 9FE



**STONE-BUILT DETACHED WITH VIEWS**



**FOUR/FIVE BEDROOMS**



**DOUBLE GARAGE & DRIVEWAY PARKING FOR 3**



**LANDSCAPED SOUTH-FACING GARDEN**

Guide price: £795,000

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## Summary

One of two individual builds, constructed in 2014, 1 Milking Hill View is an architect designed family home offering extensive versatile living accommodation extending to almost 3,000sqft, enjoying far reaching views over the South-facing rear garden and surrounding countryside.

Internally, the property briefly comprises; entrance hallway, lounge with balcony, ground floor bedroom with en-suite and walk-in-wardrobe, study/fifth bedroom and integral double garage to the ground floor. Hallway/snug, playroom, shower room, open plan living kitchen and utility room to the lower ground floor and principal bedroom with en-suite and walk-in wardrobe, two double bedrooms and house bathroom to the first floor.

Externally, to the front of the property, a driveway with electric vehicle charging point, provides off-street parking for three cars, leading to an integral double garage. To the rear, an Indian-stone flagged terrace, raised decking with pergola and a generous lawn backing on to open fields.

## Location

Southowram is a semi-rural location a short drive from Halifax and Brighouse town centres. Within Southowram there are local shops, primary school, cricket club, public houses, a farm shop and sports grounds. Halifax town centre has a number of supermarkets, public houses, bars and restaurants, library, hairdressers and all other usual facilities.

Benefiting from excellent access to the M62 motorway network with Junction 25 being approximately 3.9 miles from the property. Brighouse and Halifax train stations provide great commuter links having regular services regionally with connecting services to the national rail network.





## General Information

A composite door with frosted surround accesses the light and airy entrance hallway, finished with Karndean flooring, with an open staircase rising to the first floor and down to the lower ground floor.

Leading off the entrance hallway is the spacious lounge, which is tastefully decorated, boasting bi-fold doors leading out to a balcony with glass panelled balustrade, enjoying an outlook over the South-facing rear garden and surrounding open fields.

A spacious ground floor bedroom showcases bi-fold doors with a Juliette balcony, again enjoying an outlook over the rear garden and fields beyond. Benefitting from a walk-in wardrobe with built-in storage and a part tiled en-suite comprising a WC, wash-hand basin with storage beneath and a double walk-in rainfall shower.

Finishing off the ground floor accommodation is a study/fifth bedroom and an integral double garage with power, lighting, and an electric up-and-over door.

Moving down to the lower ground floor. A spacious hallway/snug, finished with Karndean flooring benefitting from underfloor heating which continues through the entirety of the floor, provides access to a playroom and a shower room comprising a WC, wash-hand basin with storage beneath and a double walk-in rainfall shower.

Double doors lead through to the open plan living kitchen. The kitchen offers a central island with breakfast bar, and a range of modern base, drawer and wall units with contrasting laminated worksurfaces incorporating a ceramic sink and drainer with mixer-tap with hand-held attachment. Integrated appliances include; Siemens double oven, four-ring hob with extractor hood above, dishwasher, fridge and freezer. Bi-fold doors from the dining/living space lead out to the rear garden creating the perfect entertaining space.

Leading off the kitchen area is a utility room benefitting from a range of base and drawer units with plumbing for a washing machine and space for a dryer. Contrasting laminated worksurfaces incorporate a ceramic one and a half bowl sink with drainer and mixer-tap with hand-held attachment.

The first-floor landing accesses three bedrooms and the house bathroom. The principal bedroom is a spacious double, with a Dorma window enjoying an open outlook and benefitting from a walk-in wardrobe with built-in storage and a part tiled en-suite, boasting a contemporary three-piece suite comprising a WC, wash-hand basin with storage beneath and a double walk-in rainfall shower.

Two further generous double bedrooms and a part tiled house bathroom, enjoying a contemporary four-piece suite comprising a WC, double wash-hand basins, double walk-in rainfall shower and stand-alone bath, sat on a raised platform, completes the accommodation.





































## Externals

A gated tarmac driveway with electric vehicle charging point provides off-street parking for three cars, leading to an integral double garage with electric up-and-over door, providing secure parking for a further two cars. A block paved pathway leads down the side of the property to a landscaped South-facing garden.

Stepping stones lead through a small lawn, bordered by mature plants and shrubbery, adjacent to an Indian-stone flagged terrace, also accessed from the bi-fold doors from the open plan living kitchen, creating the perfect entertaining space for bbq's and alfresco dining.

A raised decking benefits from a pergola and leads to a generous lawn, backing on to open fields, and containing a large storage shed.

## Fixtures and Fittings

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

## 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.







## Directions

From Halifax head onto Orange Street/A629 and then at the roundabout, take the third exit onto Burdock Way/A58. Continue up New Bank (A58) keeping right and then at the traffic lights, via right on to Beacon Hill Road. Continue on Law Lane through Southowram until the 'T' junction then take a right on to Towngate. Proceed down Towngate then take your left-hand turn onto Ashday Lane, continuing down Ashday Lane and then taking your second left-hand turn on to School Lane. 1 Milking Hill View is through the gate directly before the bend.

For satellite navigation: **HX3 9FE**

## Local Information

NEAREST STATIONS	Halifax	2.0 miles
	Brighouse	3.0 miles
NEAREST SCHOOLS	Withinfields Primary School	0.6 miles
	Siddal Primary School	1.3 miles
	Park Lane Academy	1.3 miles
MOTORWAY NETWORK	Junction 25, M62	4.0 miles

## Property Information

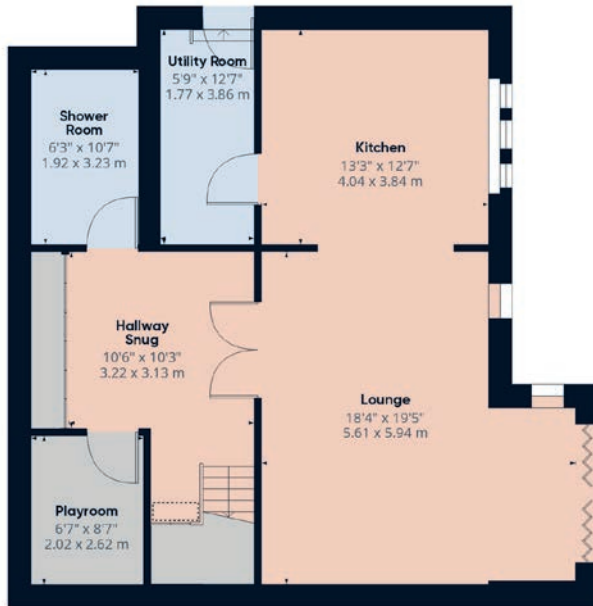
TENURE	Freehold
CONSTRUCTION	Stone/brick
EPC RATING	B
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band F
ELECTRICITY SUPPLY	Octopus
GAS SUPPLY	Octopus
WATER SUPPLY	Yorkshire Water
HEATING	Gas central heating
BROADBAND	Talk Talk
MOBILE SIGNAL	Good coverage



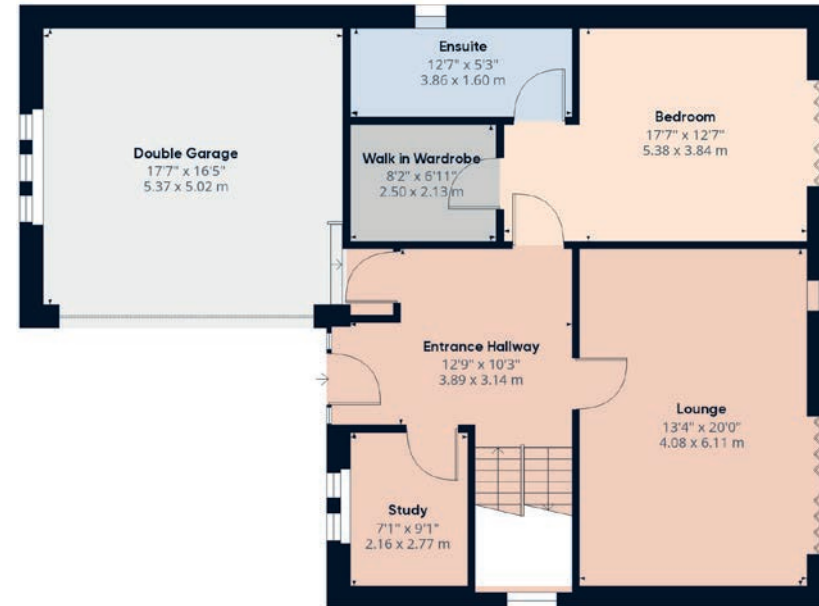


# Floor Plans

## Lower Ground Floor



## Ground Floor



## First Floor



Total approximate floor area:  
**2,973.14 sqft (277.14m<sup>2</sup>)**  
(inc Garage)



# Charnock Bates

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Lister Lane  
Halifax HX1 5AS  
**01422 380100**

250 Halifax Road  
Ripponden  
HX6 4BG  
**01422 823777**

Oak House  
New North Road  
Huddersfield HD1 5LG  
**01484 903000**

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