

Charnock Bates

The Country, Period & Fine Home Specialist



Holly Cottage

37-39 The Hough, Northowram, Halifax, HX3 7BU





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STONE BUILT DETACHED



FOUR BEDROOMS



SINGLE GARAGE & ON-STREET PARKING



WELL-MANICURED SOUTH-FACING GARDEN

Guide price: £550,000

charnockbates.co.uk





Summary

Situated in an elevated position with far reaching views, Holly Cottage is a detached, four-bedroom period property offering modern day living yet retaining period features throughout. The property benefits from multiple reception rooms and flexible accommodation in a highly sought after area.

Briefly comprising: Entrance porch/utility room kitchen, lounge, dining sitting room and study to the ground floor. To the first floor is the principal bedroom with an ensuite wet room, three further bedrooms and the house bathroom.

Externally enjoying private lawn and patio gardens surrounding the property with far reaching views being enjoyed from a south facing aspect. On street parking and a single garage.

NB: please note, the gas stove in the lounge has been removed.

Location

Northowram is a sought after village which is close to the town centres of both Halifax and Brighouse. There are a variety of shops, restaurants and public houses nearby and there are also good local schools. The rail network is in easy reach with the main Halifax Station approximately 10 minutes away which provides access to the cities of Leeds, Bradford and Manchester. Access to both Manchester International Airport and Leeds Bradford Airport. Nearby, Shibden Valley is a stunning rural valley, boasting an established network of walking routes and bridleways ideal for outdoor leisure and those with equestrian interests.



General Information

Accessing the property from the rear aspect into the porch/utility room which benefits from plumbing for a washing machine, fitted worksurface and useful storage space. Moving through into the bespoke handmade kitchen, a bright and airy space with windows to two elevations enjoying views over the garden.

Fitted with a good range of Oak framed wall and base units with co-ordinating Granite worksurface, Welsh slate tiled floor and Belfast sink. The integrated appliances include a Rangemaster electric oven and hob set within an impressive pippy Oak surround with fitted concealed cupboards, fridge and dishwasher.

Leading into the lounge with the central feature being an exposed stone chimney breast with stone hearth. Bi-fold doors allow plentiful natural light and access the garden with a further window overlooking the rear. An Oak cupboard houses the central heating boiler with Oak shelving to one side creating storage. Beams to the ceiling and Oak flooring.

A spacious sitting/dining room is a flexible space with beamed ceilings, an exposed stone fireplace incorporating a multifuel stove sat on a stone hearth, oak flooring and oak window framing. A door to the front elevation accesses the garden with windows to one side.

Steps lead down into the study which benefits from oak shelving and a useful good sized understairs storage cupboard, with light and power.

A split-level landing provides access to the bedroom accommodation and house bathroom.

The principal bedroom has an exposed stone feature wall and further stone wall with decorative fireplace. Fitted full height wardrobes to one wall and fitted to the alcove to the side of the fireplace are cupboards, drawers and dressing table. A contemporary, fully tiled, en-suite wet room comprises: WC, wash hand basin and a walk-in rainfall shower.

Three further bedrooms and house bathroom complete the first-floor accommodation.

The house bathroom is fully tiled and comprises: WC, wash hand basin and bath.



















Externals

Accessed via a wrought iron gate, stone steps lead up to the front of the property. A particular feature of the property is the enclosed south facing private garden containing five separate seating and patio area, a manicured lawn garden is surrounded by block paving and flag stone patio seating areas bordered by stone walling, timber fencing and mature plants, shrubs, bushes and trees creating a private setting to enjoy elevated surrounding views.

A path leads to the rear of the property, where. A key block paved patio stretches around the property bordered by stone walling, timber fencing and flowerbeds with mature plants and shrubs, Steps lead up to an additional patio area. An additional patio area backs onto private woodland with a further patio area below looking back onto the property. To the side aspect is a single garage with up and over doors, power and light.

Fixtures and Fittings

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

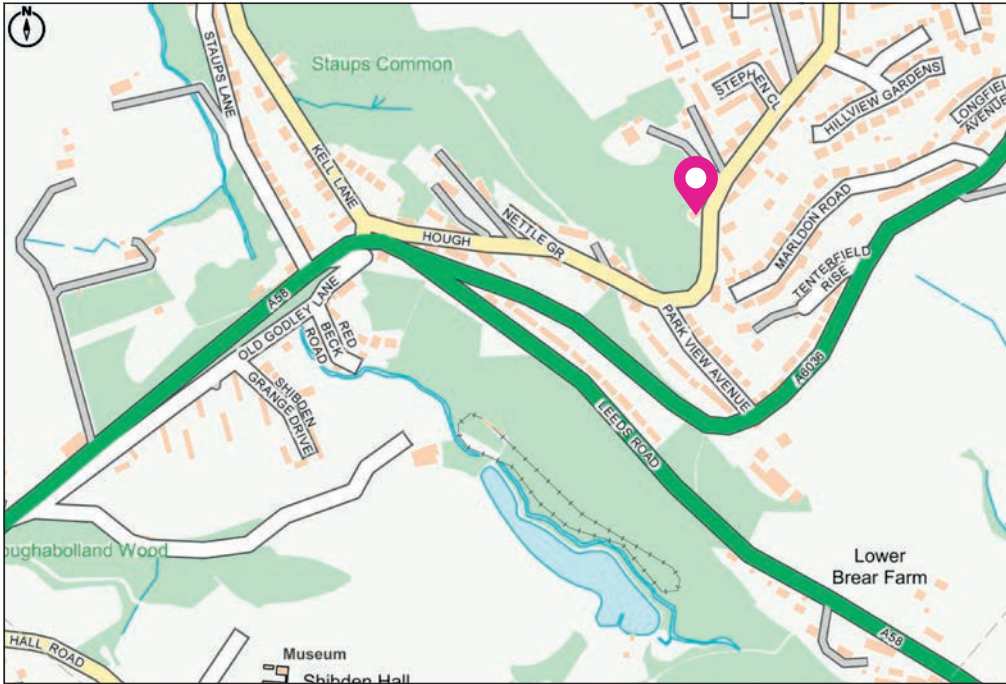
Wayleaves, Easements and Rights of Way

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 Town Centre proceed on the Leeds Road to Stump Cross. On reaching the Stump Cross Inn (before reaching the traffic lights) take your first left and then immediate right up The Hough continue straight forward up the cobbled hill until reaching Holly Cottage on the left hand side at the brow of the hill, as indicated by the Charnock Bates sign board.

For satellite navigation: **HX3 7BU**

Local Information

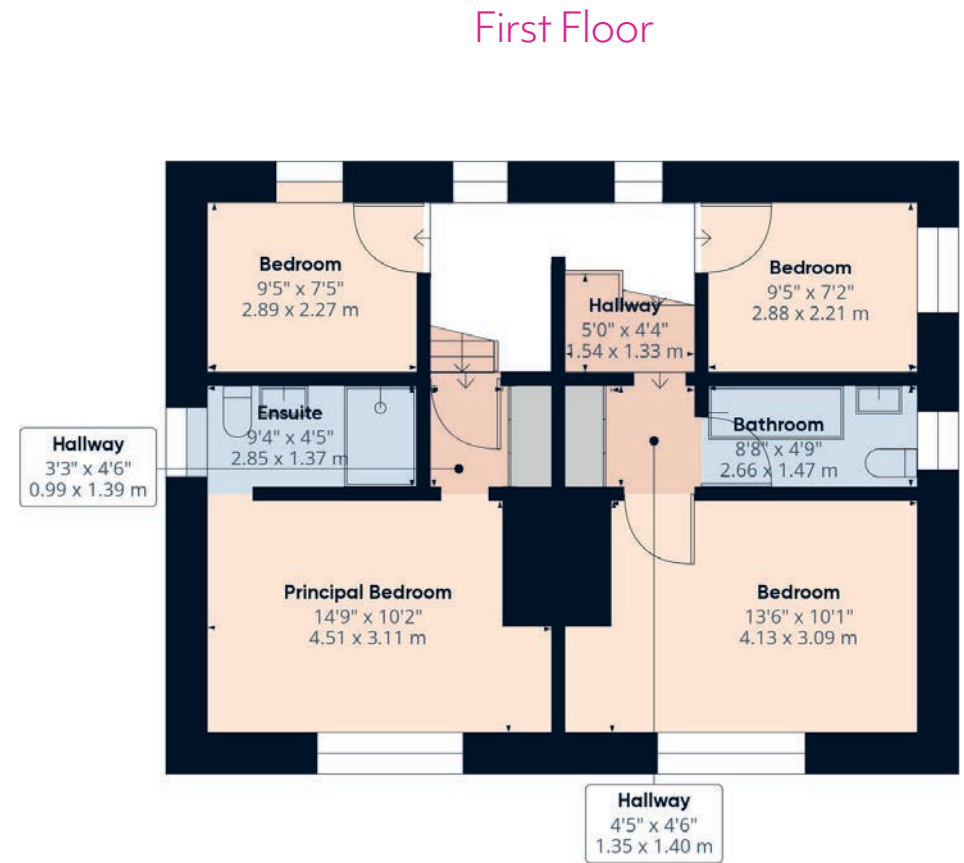
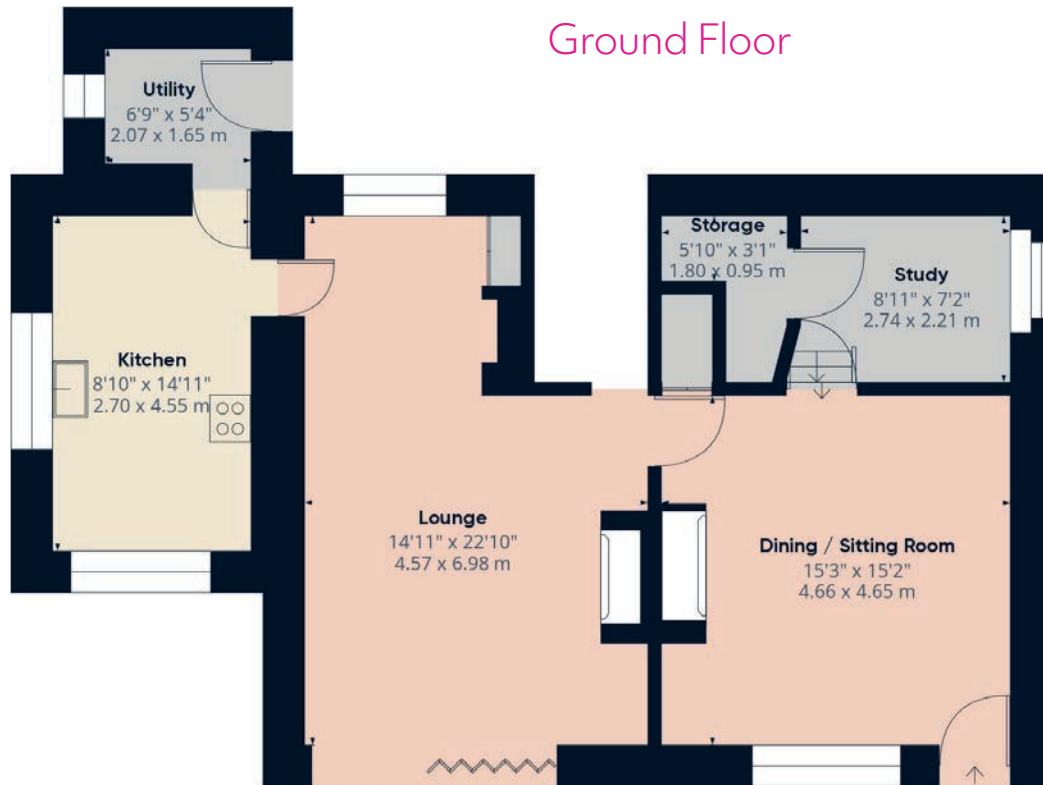
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|------------------|----------------------------|-----------|
| NEAREST STATIONS | Halifax | 1.7 miles |
| | Brighouse | 4.1 miles |
| | Sowerby Bridge | 4.2 miles |
| NEAREST SCHOOLS | Northowram Primary School | 0.6 miles |
| | Salterlee Primary School | 0.7 miles |
| | Hipperholme Grammar School | 1.7 miles |
| MOTORWAY NETWORK | M62, Junction 25 | 5.6 miles |

Property Information

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|--------------------|---------------------|
| TENURE | Freehold |
| CONSTRUCTION | Stone |
| EPC RATING | TBA |
| LOCAL AUTHORITY | Calderdale MBC |
| COUNCIL TAX | Band F |
| ELECTRICITY SUPPLY | Eon |
| GAS SUPPLY | Eon |
| WATER SUPPLY | Yorkshire Water |
| HEATING | Gas central heating |
| BROADBAND | BT |
| MOBILE SIGNAL | Good coverage |



Floor Plans



Total approximate floor area:
1,401.16 sqft (130.17m²)

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