

Charnock Bates

The Country, Period & Fine Home Specialist



The Old Vicarage

102 Huddersfield Road, Woodhouse, Brighouse, HD6 3RH





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SPACIOUS CHARACTER SEMI-DETACHED



SIX DOUBLE BEDROOMS PLUS STUDY



DRIVEWAY & DOUBLE GARAGE



ENCLOSED FRONT & REAR GARDEN

Guide price: £695,000

charnockbates.co.uk





Summary

Originally a former Vicarage dating back to 1905, occupying a generous plot in a private, tucked away setting. The Old Vicarage is a wonderful semi-detached family home offering spacious accommodation over three floors, retaining a wealth of period fixtures and fittings throughout while offering modern living.

Internally, the property briefly comprises; entrance vestibule, entrance hallway, lounge, dining room, dining kitchen, utility room, conservatory and cloakroom with w/c to the ground floor with full height cellar rooms to the lower ground floor. To the first floor; principal bedroom with en-suite, two further double bedroom, study and bathroom, and to the second floor; three double bedrooms and shower room.

Externally, a driveway provides off-street parking for five cars, leading to a double garage, providing secure parking for a further two cars. A landscaped garden to the rear of the property boasts a patio area, lawn, store and summerhouse while the front garden has an enclosed, generous lawn, bordered by mature planting and shrubbery.



Location

Woodhouse is known as one of the most sought-after residential addresses in Brighouse. The highly regarded Woodhouse Primary School is close by and there is a park also within walking distance. It is most convenient for access to Brighouse town centre with all the amenities it has to offer. These include independent cafes and restaurants, barbers, a post office and chain supermarkets as well as having excellent transport links with a bus station within the town centre, railway station only five-minutes' walk away offering direct links to Leeds, Manchester and London and Junction 25 of the M62 close by.

General Information

Access is gained through a Upvc door into the entrance vestibule, finished with Karndean parquet flooring, with a second timber door with glass surround leading into the entrance hallway. Continuing the Karndean parquet flooring, the light and airy entrance hallway showcases high skirting, coving and a ceiling rose. An open staircase with spindle balustrade rises to the first floor.

Leading off the hallway is the spacious lounge, featuring high skirting and coving, picture rails and a ceiling rose, and boasting a large window to the front elevation allowing for natural light to flood through while enjoying an outlook into the garden. A gas fire sits at the focal point with sandstone mantel, hearth and surround.

Moving back through the hallway to the pleasant dining room, finished with original pitch pine flooring and mirroring the lounge showcasing high skirting, coving and a ceiling rose. A large bay window to the front elevation allows for natural light while enjoying the same aspect of the front garden and a gas fire sits at the focal point with decorative surround.

A door from the dining room leads through to the dining kitchen, benefitting from dual-aspect windows and finished with oak flooring. A multi-fuel stove to the focal point is set within the chimney breast, with an oven and hot plate for cooking, complete with back boiler that feeds into the central heating.

The kitchen offers a central island with breakfast bar and a range of shaker-style wall, drawer and base units with contrasting solid oak worksurfaces incorporating two inset bowl sinks with a mixer-tap and Quooker instant hot-water tap. Integrated appliances include; two Bosch ovens, microwave, wine fridge, wine cooler, fridge, freezer, dishwasher and five-ring gas hob with extractor hood above.

Leading off the kitchen and main hallway, an inner hallway accesses the utility room, conservatory and a cloakroom with w/c, and has stairs leading down to full heights cellar rooms, offering the opportunity to convert subject to obtaining the relevant planning consents.

The utility room offers a range of wall, drawer and base units with contrasting worktops incorporating two stainless-steel sink and drainers with mixer-taps, plumbing for a washing machine and space for a dryer.

The spacious conservatory showcases exposed stonework and enjoys an outlook and allows access to the rear garden creating the perfect entertaining space. A cloakroom comprises a w/c and wash-hand basin.

Rising to the first-floor landing, featuring a wonderful stained-glass window and allowing access to three double bedrooms, a study and a bathroom. An open staircase rises to the second floor.

Leading off the first-floor landing, the fully tiled bathroom is finished with Karndean flooring and enjoys a three-piece suite comprising a w/c, wash-hand basin with storage beneath and a panelled bath. The spacious principal bedroom boasts high skirting and coving, with a large window to the front elevation enjoying a pleasant outlook and has a decorative fireplace to the focal point. A part tiled en-suite benefits from underfloor heating and comprises a pedestal wash-hand basin and walk-in shower cubicle.

A second double bedroom mirrors the principal bedroom, showcasing period features and offering an outlook over the garden, towards Brighthouse and beyond.

A further double bedroom has dual-aspect windows and built-in storage housing the combi-boiler, with a partitioned wall creating a study, also accessed from the landing, which could easily be removed again to create one spacious room.

The open staircase then rises to the second-floor landing, again enjoying the feature stainless-glass window and accessing a shower room and three further double bedrooms. The newly fitted shower room is finished with porcelain tiled flooring benefitting from underfloor heating and enjoys a contemporary three-piece suite comprising a w/c, wash-hand basin with storage beneath and a double walk-in rainfall shower complimented by tiled surround.

A spacious double bedroom enjoys dual aspect windows and a fireplace to the focal point. A further double bedroom has a vaulted ceiling and enjoys an outlook over the garden, Brighthouse and beyond.

Completing the accommodation, a double bedroom has a window allowing for natural light and is fitted with wall, drawer and base units with contrasting worksurfaces incorporating a stainless-steel sink and drainer with mixer-tap.



















Externals

A gated tarmac and block-paved driveway to the rear of the property provides off-street parking for five cars, leading to a detached double garage with power, lighting and up-and-over door, providing secure parking for a further two cars alongside a vaulted ceiling providing useful storage space.

Stone steps from the driveway lead down to a contemporary concrete tiled patio area, also accessed from the conservatory, and being adjacent to a lawn garden containing a summerhouse with power and lighting, creating the perfect entertaining space for bbq's and alfresco dining. The rear garden also benefits from an external power socket, three outside taps and a store.

A Yorkshire-stone flagged pathway leads round the side of the property, to the front garden, enjoying a generous lawn, bordered by mature planting and shrubbery with woodland aspect, and with a flagged pathway running through the centre to the main road offering a separate foot access.

Fixtures and Fittings

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

Wayleaves, Easements and Rights of Way

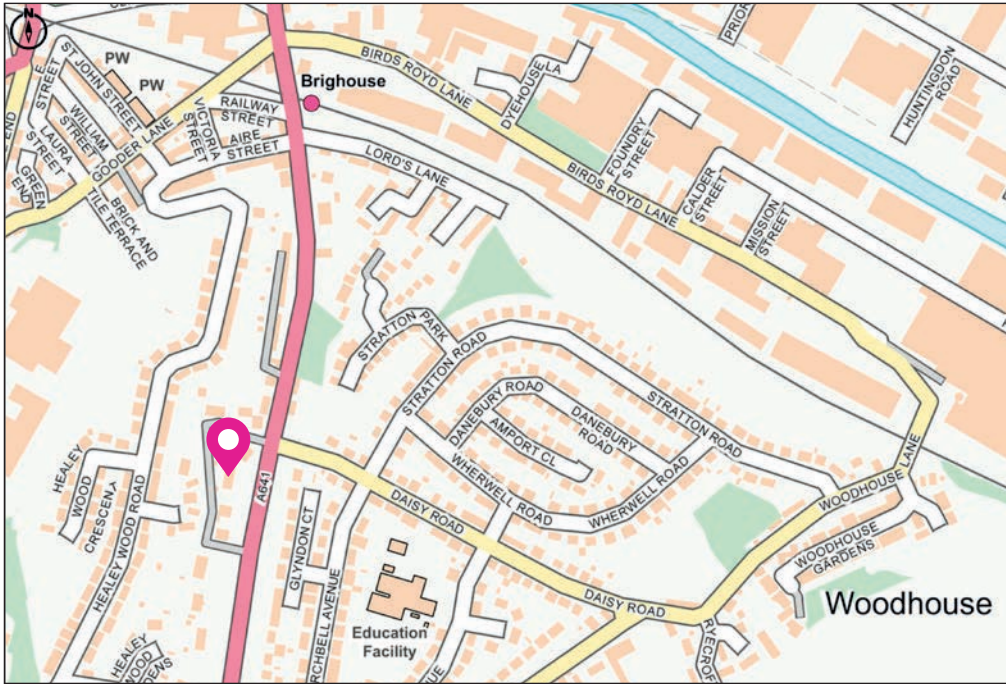
The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

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 to follow the road past Shibden Park until you get to Stump Cross where you will need to keep right and head on to Leeds Road. Turn right at Hipperholme traffic lights on to Brighouse Road (A644) and continue for approximately 2.0 miles to the roundabout, taking the second exit on to A643.

At the next roundabout, take the second exit on to Oowler Ings Road (A643) and follow round over the bridge and then take a left-hand turn on to Mill Royd Street. At the traffic lights, take a right-hand turn on to Huddersfield Road (A641) and continue for approximately ½ a mile before taking a right-hand turn between No 108 & No 110 (by the red post-box) and the following the road round to the end where you will arrive at No 102 'The Old Vicarage'.

For satellite navigation: **HD6 3RH**

Local Information

NEAREST STATIONS	Brighouse	0.3 miles
	Deighton	3.0 miles
	Huddersfield	3.9 miles
NEAREST SCHOOLS	Bridge End Day Nursery	0.5 miles
	Woodhouse Primary School	0.5 miles
	Rastrick High School	1.2 miles
MOTORWAY NETWORK	Junction 25, M62	1.8 miles

Property Information

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

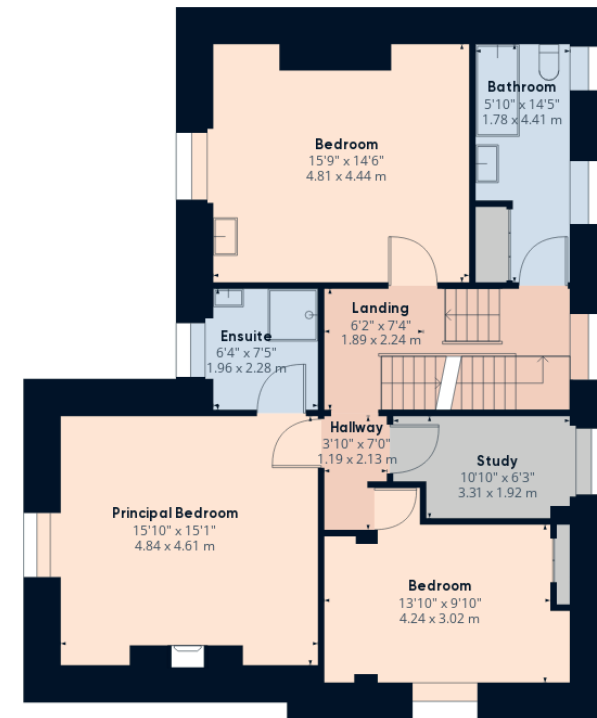


Floor Plans

Ground Floor



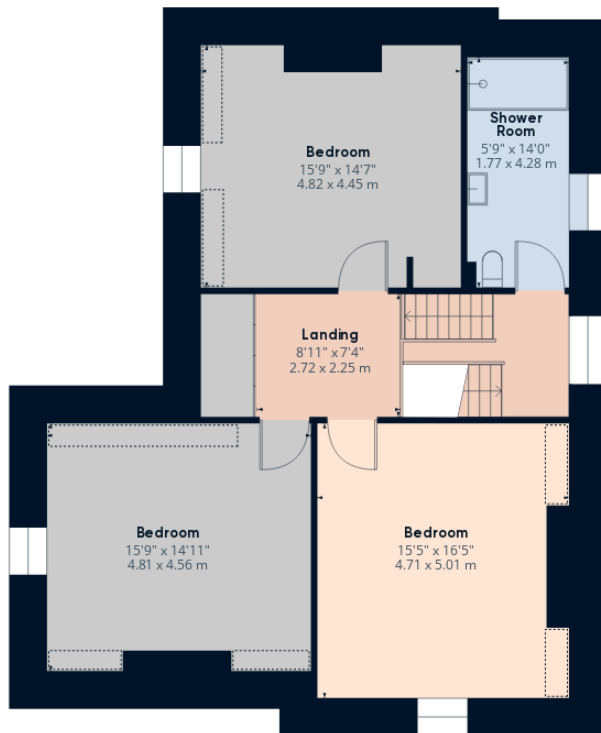
First Floor



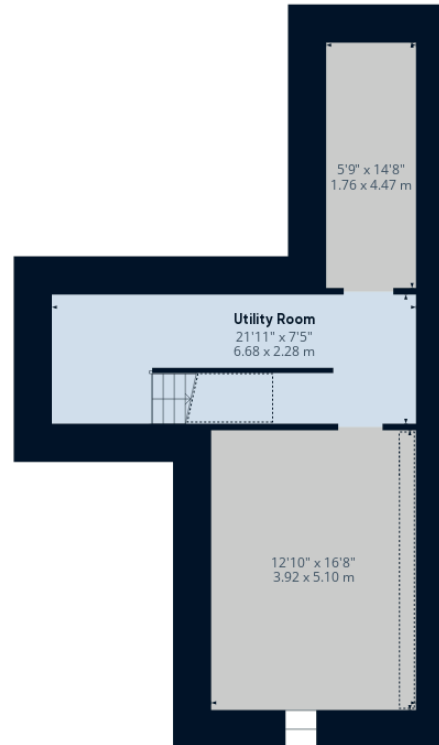
Total approximate floor area:
4,033.24 sqft (374.70m²)
(inc Garage)

Floor Plans

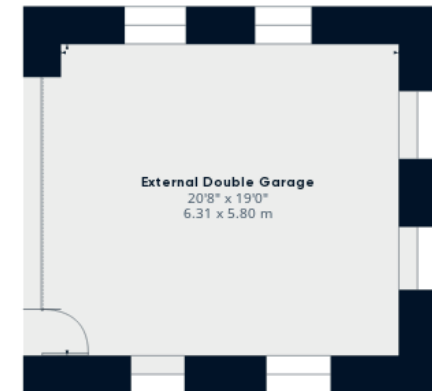
Second Floor



Lower Ground Floor



Garage



Total approximate floor area:
4,033.24 sqft (374.70m²)
(inc Garage)

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Property House
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

charnockbates.co.uk • homes@charnockbates.co.uk • rightmove.co.uk

