

Charnock Bates 





# The Barn • Haugh End Gardens • Haugh End Sowerby Bridge

Haugh End Park is set within a parkland setting and the approach to 'The Barn' is through a winding estate road which is treelined.

Internally, the property briefly comprises; entrance hallway, cloakroom with w/c, spacious lounge and kitchen/diner leading on to utility to the ground floor, two bedrooms with en-suites and study/bedroom to the first floor and two bedrooms and house bathroom to the second floor.

Externally, there is a tarmac parking area providing off-street parking for three cars. Stone steps lead down to an enclosed garden with stone cobbles, flagged patios and lawn.

The property comes with the opportunity to choose your own kitchen and bathroom suites.

## Location

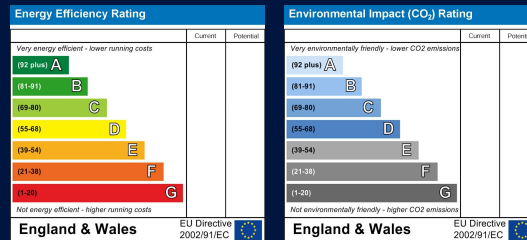
Haugh End Park is situated within a sought-after residential location, having easy access to both Halifax and Sowerby Bridge and all local amenities within. The property is positioned within close proximity to a selection of good schools. Train Stations in both Halifax and Sowerby Bridge provide access to city centres

including Manchester, Leeds and Bradford, which is ideal for those who need to commute.

## Directions

From Halifax Town Centre proceed along the King Cross Street (A58), at the traffic lights stay in the left hand lane and proceed along Rochdale Road (A58). Continue down Rochdale Road passing through Pye Nest and into Sowerby Bridge centre. Proceed along Wharf Street and having passed over the River Calder take the next turning right into Sowerby Street leading into Quarry Hill. Turn left onto Haugh End Lane and continue for approximately one quarter of a mile and the gates to Haugh End Park can be found on your right-hand side.

For satellite navigation: HX6 3BJ



## HALIFAX

Property House, Lister Lane, Halifax HX1 5AS

† 01422 380100

## RIPONDEN

250 Halifax Road, Ripponden HX6 4BG

† 01422 823777

## HUDDERSFIELD

Oak House, New North Road, Huddersfield HD1 5LG

† 01484 903000

## LONDON

21 Park Lane, Mayfair, W1K 7AG

