

Charnock Bates

The Country, Period & Fine Home Specialist



17 Pinfold Close  
Barkisland, Halifax, HX4 0EY





# 17 Pinfold Close

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Halifax  
HX4 0EY



**EXTENDED STONE-BUILT DETACHED**



**FOUR DOUBLE BEDROOMS**



**DRIVEWAY & DOUBLE GARAGE**



**SOUTH-FACING FRONT & LANDSCAPED REAR GARDENS**

Guide price: £525,000

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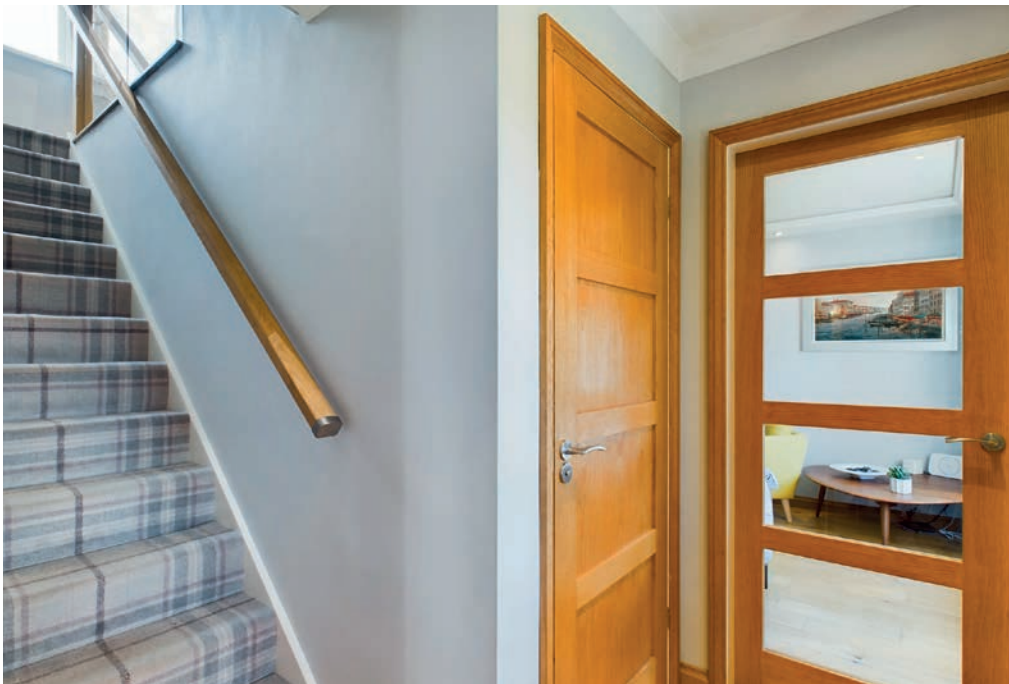
## Summary

Situated in the highly desirable location of Barkisland, 17 Pinfold Close is an attractive four bedroomed stone-built detached family home offering well-presented accommodation over two floors alongside extensive far-reaching views.

The property boasts a wealth of high-quality fixtures and fittings having been extended and renovated by the current owners, this is an efficient home including 4kw solar which generates a feed in tariff income and a Rainwater Harvesting System which makes savings on water costs.

Internally, the property briefly comprises; entrance hallway, cloakroom with w/c, lounge, open plan living kitchen with dining areas, utility room and integral double garage to the ground floor and principal bedroom with en-suite, three further double bedrooms and house bathroom to the first floor.

Externally, to the front of the property, a tarmac driveway provides off-street parking for four cars, leading to an integral double garage with additional parking for two cars, alongside generous South-facing lawns and a decked patio, bordered by mature planting and shrubbery. To the rear, a private and enclosed tiered garden with a flagged patio, lawn and a raised terrace, bordered by mature planting and shrubbery.



## Location

Located within this highly regarded semi-rural location of Barkisland village having easy access to a wide range of local amenities, including Barkisland C.E. School, Barkisland Post Office and general store and a range of independent businesses including a Co-op in Ripponden, along with wider amenities offered within West Vale which include a number of well-established restaurants and bars.

The area is increasingly popular with commuters being equidistant between the business centres of Leeds and Manchester and having excellent commuter links to the M62 junctions 22 and 24 motorway networks. Regular train services run from local stations including Sowerby Bridge and Halifax.

## General Information

Access is gained through a Upvc and glass door into the welcoming entrance hallway, finished with solid oak flooring and benefitting from a part tiled cloakroom comprising a Vitra w/c and wash-hand basin with Bristan mixer-tap. A staircase with a Richard Burbridge Oak handrail and glass balustrade rises to the first floor.

A door on your right takes you through to the spacious lounge, continuing the solid oak flooring, a large window to the front elevation allows plenty of natural light to flood through while enjoying an outlook into the front garden. A Contura log-burning stove sits as the focal point on a glass hearth.

Double doors then lead through to the 'L' shaped open plan living kitchen being the real heart of the home, continuing the solid oak flooring and boasting dual aspect windows and Velux skylights allowing for plenty of natural light to flood through. French doors lead out to the rear garden creating the perfect entertaining space for bbq's and alfresco dining.

The kitchen offers a range of bespoke high-gloss wall, drawer and base units with contrasting quartz worksurfaces incorporating a Frankie inset one-and-a-half bowl sink and drainer with mixer-tap and breakfast bar with a solid oak worktop. Integrated appliances include a Klarstein extractor hood and Bosch dishwasher.

Leading off the dining area is a utility room offering a range of high-gloss wall, drawer and base units with contrasting laminated worktops incorporating a stainless-steel one-and-a-half bowl sink and drainer with mixer-tap. There is plumbing for a washing machine and space for a dryer. A door accesses the integral double garage with power, lighting, water, access to the rear garden and a Henderson remotely operated roller electric door.

Rising to the first floor, accessing the principal bedroom with en-suite shower room, three further double bedrooms and the house bathroom. A pull-down ladder accesses a part bordered loft.

The impressive spacious principal bedroom boasts dual aspect windows enjoying far-reaching views over the Calder Valley countryside and benefits from a wall of built-in Schreiber wardrobes. A fully porcelain tiled contemporary en-suite with underfloor heating, comprises a w/c, double wash-hand basin and double walk-in shower area incorporating a Mira Mode digital shower with rainfall and handset shower heads.

Completing the accommodation, the fully tiled house bathroom enjoys a contemporary three-piece suite comprising a Vitra w/c, pedestal wash-hand basin with Bristan tap and a panelled bath with overhead Mira shower, while two double bedrooms set to the front of the property enjoy extensive views of the surrounding Calder Valley countryside and a further double bedrooms looks out to the rear garden.

















## Externals

A tarmac driveway, adjacent to generous South-facing lawns bordered by mature planting and shrubbery with decked patio and outside tap, provides off-street parking for four cars, leading to a double garage with power, lighting, water and electric roller door.

An enclosed garden to the rear offers an Indian sandstone flagged terrace, accessed from the French doors of the open plan living kitchen, creating the perfect entertaining space for bbq's and alfresco dining, alongside a tiered garden, also benefitting from outside power and tap.

Stone steps lead up to the first tier boasting a lawn bordered by mature planting and shrubbery, with stone steps then leading up to an Indian-stone flagged terrace offering a peaceful space to sit and relax.

## Fixtures and Fittings

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

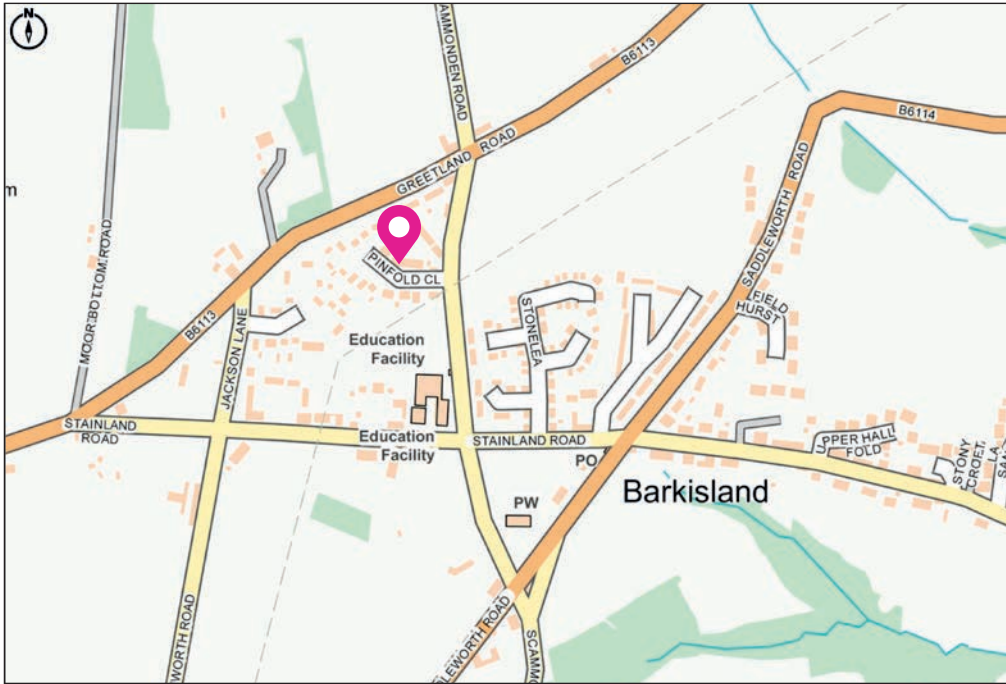
## Wayleaves, Easements and Rights of Way

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 proceed down Skircoat Road (A629) for approximately 1.6 miles before keeping right to head on to Stainland Road (B6112). At the roundabout, take the second exit to continue on Stainland Road (B6112) and then at the first set of traffic lights take a right-hand turn on to Rochdale Road (B6113) continuing for approximately 2.9 miles before taking a left-hand turn on to Scammonden Road. Take your first right-hand turn on to Pinfold Close where No 17 will be on your right-hand side indicated by a Charnock Bates board.

For satellite navigation: **HX4 0EY**

## Local Information

NEAREST STATIONS	Sowerby Bridge	2.7 miles
	Halifax	5.7 miles
NEAREST SCHOOLS	Barkisland CE School	0.2 miles
	Ripponden Pre-School	1.2 miles
	Ripponden Junior & Infant School	1.5 miles
MOTORWAY NETWORK	Junction 24, M62	5.1 miles

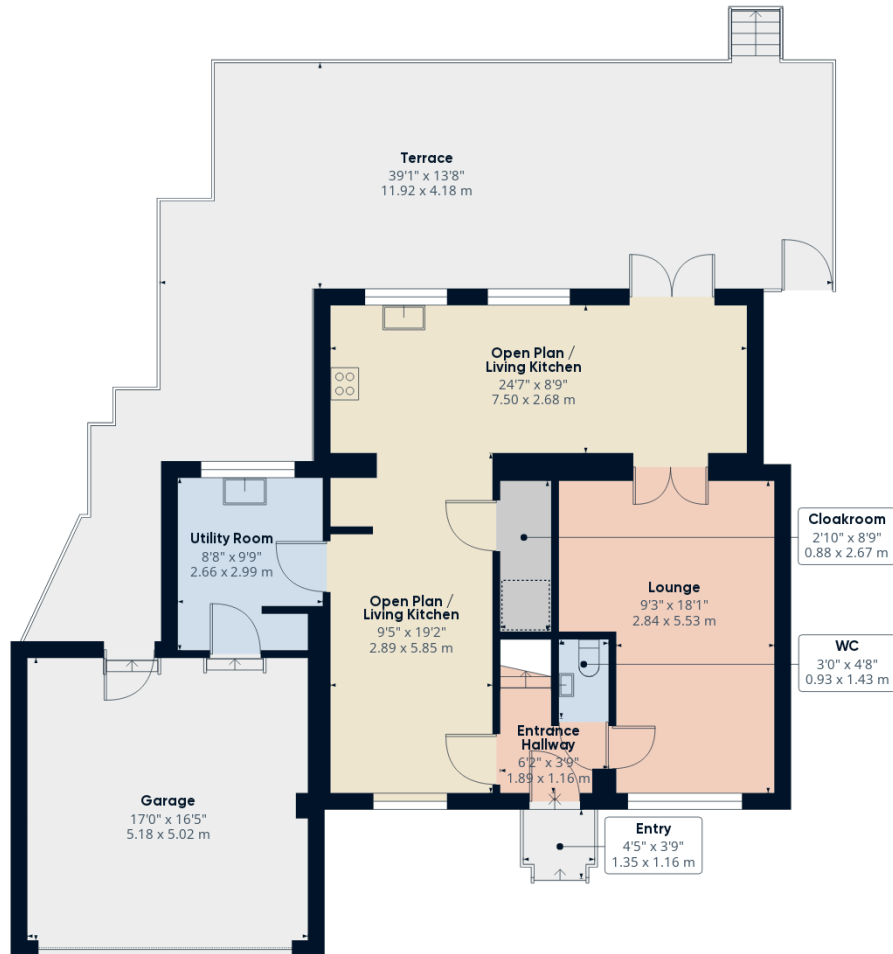
## Property Information

TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	TBC
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band D
ELECTRICITY SUPPLY	EDF
GAS SUPPLY	EDF
WATER SUPPLY	Mains water (Yorkshire Water) + Rainwater Harvesting System
HEATING	Gas central heating
BROADBAND	PlusNet
MOBILE SIGNAL	Good coverage

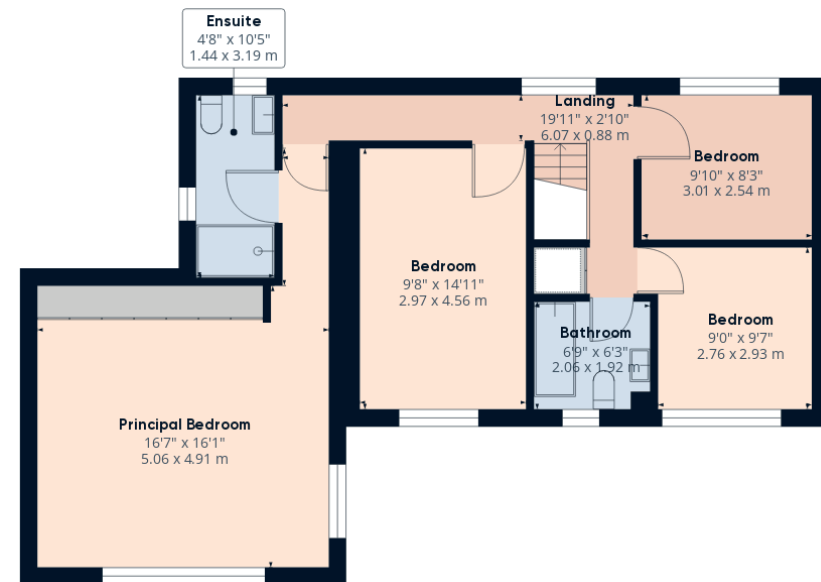


# Floor Plans

## Ground Floor



## First Floor



Total approximate floor area:  
**1,837.50 sqft (170.71m<sup>2</sup>)**  
(inc Garage)

# Charnock Bates

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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**

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