

Charnock Bates

The Country, Period & Fine Home Specialist



1 Windy Ridge
Providence Hill, Stainland, Halifax, HX4 9PL





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CHARACTER SEMI-DETACHED



THREE DOUBLE BEDROOMS



ON-STREET PARKING



REAR TERRACE WITH VIEWS

Guide price: £340,000

charnockbates.co.uk





Summary

Situated in a highly sought after semi-rural location, 1 Windyridge is a characterful semi-detached family home set over four floors. Having been meticulously renovated to a high standard by the current owners offering modern living while retaining a wealth of period fixtures and fittings.

Internally, the property briefly comprises; entrance hallway, lounge and kitchen/diner to the ground floor and cellar rooms to the lower ground floor. Principal bedroom, second double bedroom and shower room to the first floor and attic bedroom and bathroom to the second floor.

Externally, to the front of the property is on-street and to the rear is a concrete terrace with a flowerbed containing mature planting and shrubbery alongside fantastic open views of the surrounding Calder Valley countryside.

Location

The property is positioned between Stainland and Barkisland villages. Local amenities exist in both Stainland and Barkisland, with additional retail, established restaurants and bars, high street grocery and lifestyle services offered in nearby West Vale. The area is popular with commuters, having excellent commuter links by both road and rail with access to the M62 motorway network within close proximity and regular train services connecting the Northern business centres and wider UK running from Sowerby Bridge, Halifax and Huddersfield.



General Information

Access is gained through a composite door with glass surround into the welcoming, light and airy entrance hallway, showcasing high skirting and coving, with an open staircase with spindle balustrade rising to the first floor.

The first door on your left takes you through to the spacious lounge, boasting a large window to the front elevation allowing for plenty of natural light to flood through and showcasing high skirting and a beamed ceiling. A multi-fuel burner sits at the focal point within an exposed stone chimney breast with stone hearth.

Moving back through the hallway to the kitchen/diner, featuring high skirting, coving and picture rails, with two large windows to the rear elevation allowing for natural light while enjoying a truly wonderful outlook over the surround countryside.

The kitchen offers an island with breakfast bar and a range of oak wall, drawer and base units with contrasting oak worksurfaces incorporating a stainless-steel sink and drainer with mixer-tap. Integrated appliances include; a dual-fuel Britannia oven with eight-ring gas hob and extractor hood above.

A door from the kitchen leads down to a vaulted cellar and another full-height cellar room which in turn accesses the rear garden/patio, offering the opportunity to convert to create a versatile reception room subject to obtaining the relevant planning consents.

Rising to the first floor landing, straight ahead is the house shower room, enjoying a three-piece suite comprising a w/c, wash-hand basin and a double walk-in rainfall shower complimented by tiled surround.

Leading back out to the landing, a step up takes you to two double bedrooms. The principal bedroom is set to the rear of the property, with high skirting and coving, and a large window to make most of the wonderful view. A fireplace sits at the focal point.

Moving over to the second bedroom, another spacious double showcasing high skirting and coving, with a large window to the front elevation and a fireplace to the focal point, set within an exposed stone chimney breast.

Leading back out to the landing, an open staircase with timber balustrade rises to the second-floor landing, benefitting from built-in storage and accessing a third double bedroom and house bathroom.

The generous attic bedroom has two Velux skylight windows allowing for natural light and showcases exposed beams and stonework, while the house bathroom comprises a w/c, pedestal wash-hand basin and a free-standing double ended rolled-top bath.















Externals

To the front of the property is on-street and to the rear is a concrete terrace with a flowerbed containing mature planting and shrubbery, with fantastic open views of the surrounding Calder Valley countryside.

Fixtures and Fittings

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

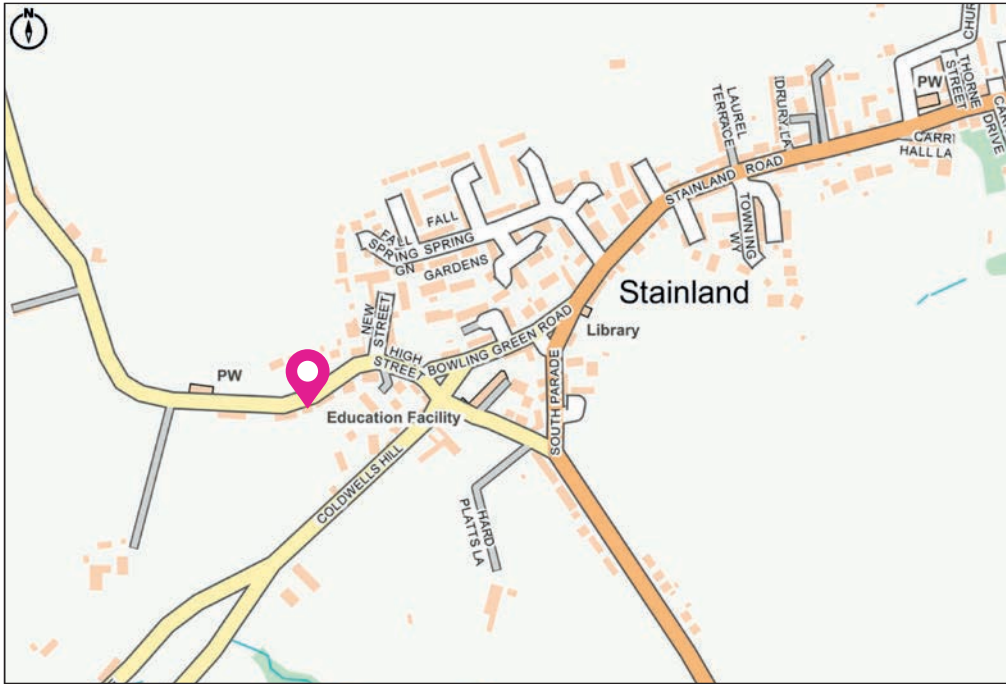
Wayleaves, Easements and Rights of Way

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 continue for approximately 2.4 miles before taking a right-hand turn on to Bowling Green Road. Take a right-hand turn on to High Street where 1 Windyridge will be on your left-hand side, indicated by a Charnock Bates board.

For satellite navigation: **HX4 9PL**

Local Information

NEAREST STATIONS	Sowerby Bridge	4.4 miles
	Halifax	4.7 miles
	Huddersfield	5.4 miles
NEAREST SCHOOLS	Bowling Green Academy	0.1 miles
	Holywell Green Primary School	0.7 miles
	Barkisland CE School	1.7 miles
MOTORWAY NETWORK	Junction 24, M62	3.0 miles

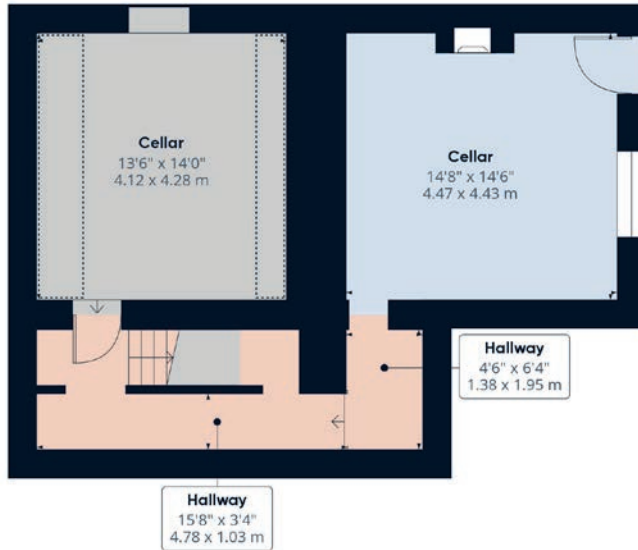
Property Information

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

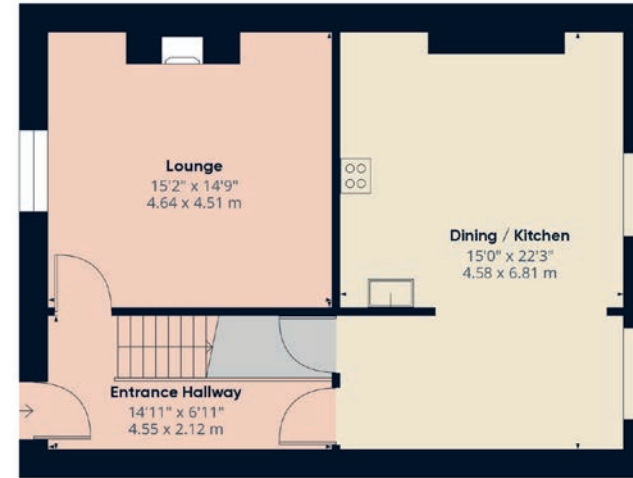


Floor Plans

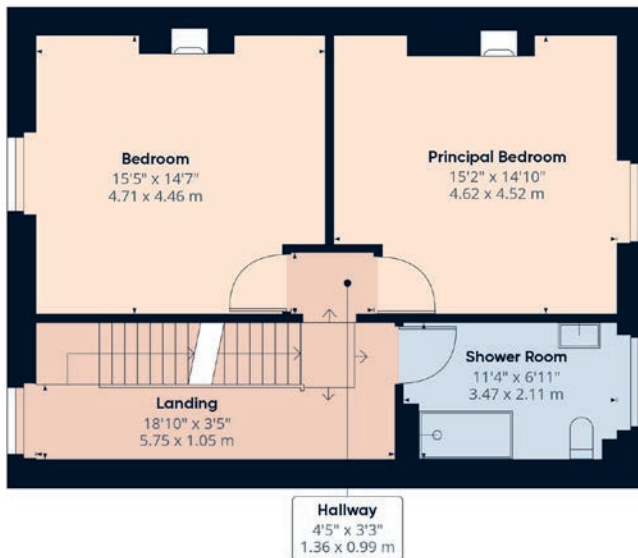
Lower Ground Floor



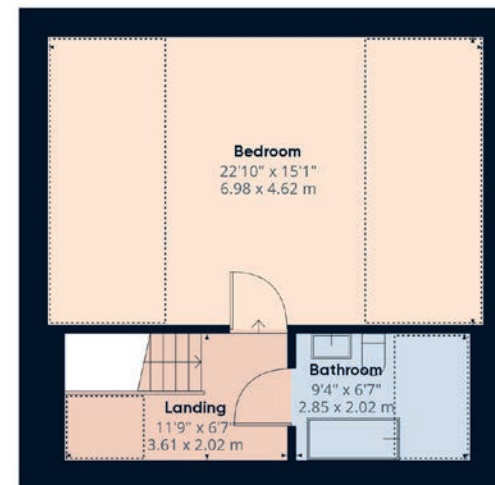
Ground Floor



First Floor



Second Floor



Total approximate floor area:
2,325.83 sqft (216.08m²)
(inc Cellar)

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