

Charnock Bates

The Country, Period & Fine Home Specialist



Wharf House
Gas Works Lane, Elland, HX5 9HJ





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A STONE-BUILT GRADE II LISTED PROPERTY REQUIRING COMPREHENSIVE RENOVATION



PLANNING TO CREATE 3-BEDROOMED, 3-BATHROOM PROPERTY



CURRENTLY NO PRIVATE PARKING ALTHOUGH OPPORTUNITY TO CREATE, SUBJECT TO PLANNING APPROVAL



ENCLOSED WALLED GARDEN TO THE FRONT & SMALL TERRACE OVERLOOKING CANAL TO REAR

OIEO: £200,000

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Summary

Situated on the canal side, Wharf House is a wonderful Grade II listed building with planning permission approved (Ref No: 21/00348/HSE) to create a fantastic and unique home.

The current planning allows for the creation of a well-planned 3-bedroom home that would briefly comprise; entrance hallway, sitting room with feature bay, dining room with open archway leading through to the kitchen accessing a new build section including utility and access to a rear terrace enjoying an open aspect over the Calder and Hebble Navigation.

To the first floor a generous principal bedroom with feature bay benefits from a newly created en-suite and walk-in wardrobe, whilst a home office/nursery, double bedroom and house bathroom are also accessed from a first-floor landing area which also has staircase giving access to an attic bedroom with newly created en-suite.

Externally, the property comes with a generous walled lawn garden to the front containing mature planting and shrubbery and enclosed small seating terrace to the rear.

Location

Wharf House is positioned between the River Calder and the Calder and Hebble Navigation and conveniently situated for a wide range of local amenities offered within West Vale, Elland and Lindley including shops, independent cafes and restaurants, banks, and chain supermarkets. Being only a short distance from Halifax, Huddersfield, and Brighouse and benefitting from excellent commuter links to the business centres of Leeds and Manchester via the M62 motorway network accessible at junction 24 at Ainley Top. Train connections are available from Huddersfield and Halifax stations linking to the cities of Leeds, Manchester, and London.







Fixtures and Fittings

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

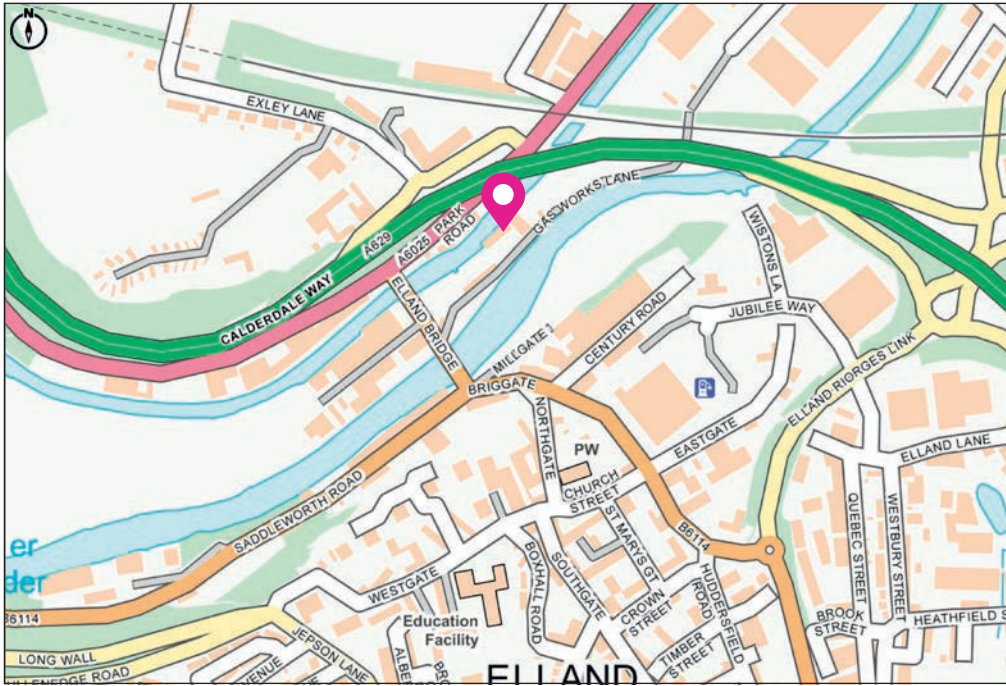
Wayleaves, Easements and Rights of Way

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 on Huddersfield Road (A629) and continue to follow. Continue on the Calderdale Way (A629) for approximately miles before coming of the Calderdale Way (A629) following signs for Lowfields Business Park. At the roundabout take the fourth exit on to Elland Riorges Link, proceeding straight forward at the traffic lights. At the next roundabout, take the second exit on to Huddersfield Road (B6114) and continue forward on to Elland Bridge before taking a right-hand turn on to Gas Works Lane. The property is on your left-hand side, indicated by a Charnock Bates board.

For satellite navigation: **HX5 9HJ**

Local Information

NEAREST STATIONS	Halifax	3.1 miles
	Brighouse	3.4 miles
	Huddersfield	4.6 miles
NEAREST SCHOOLS	Elland C of E School	0.9 miles
	The Brooksbank School	1.3 miles
MOTORWAY NETWORK	M62, Junction 24	2.4 miles

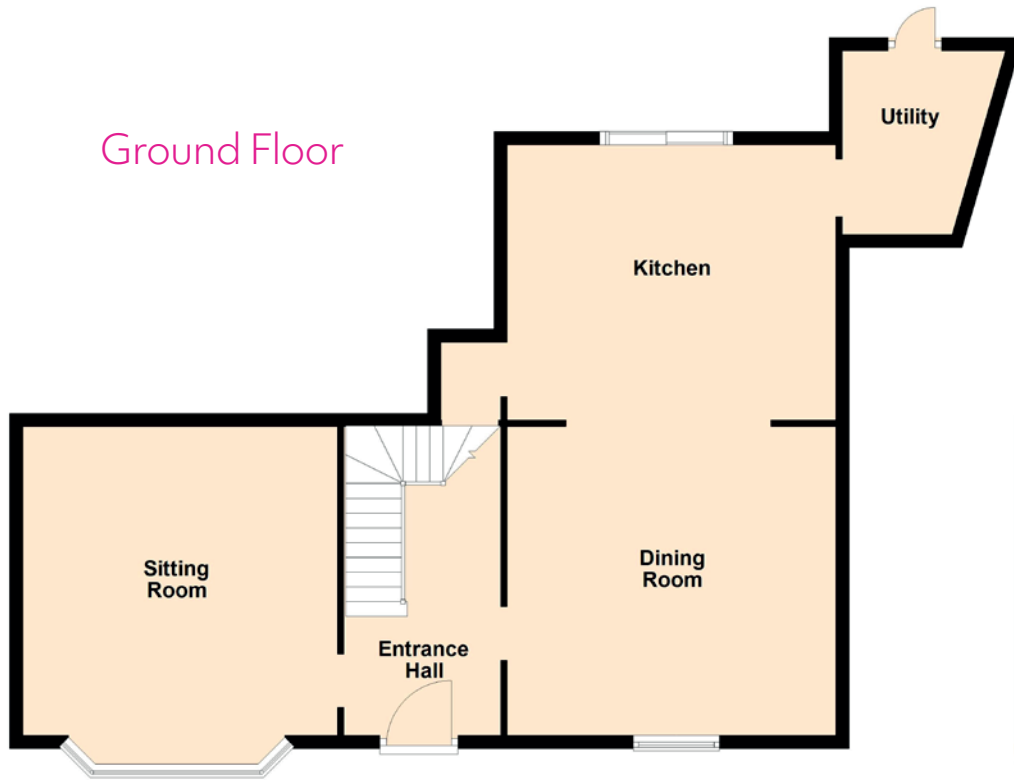
Property Information

TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	Exempt (Grade II Listed)
FLOOD RATING	River & Seas: High; Surface Water: Medium
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band TBC
ELECTRICITY SUPPLY	Mains (no current supplier)
GAS SUPPLY	N/A
WATER SUPPLY	Mains (Yorkshire Water)
HEATING	No heating at present
BROADBAND	Not connected
MOBILE SIGNAL	Good coverage

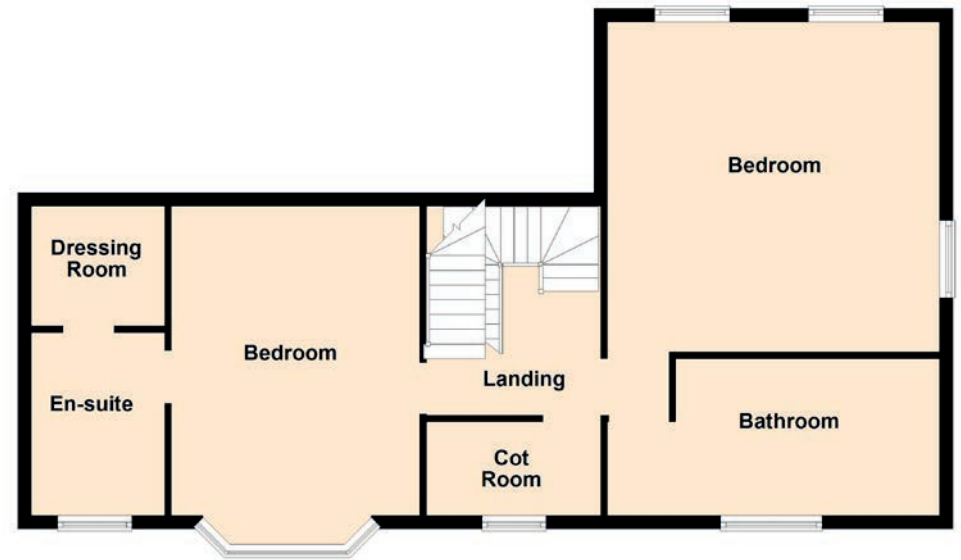


Floor Plans

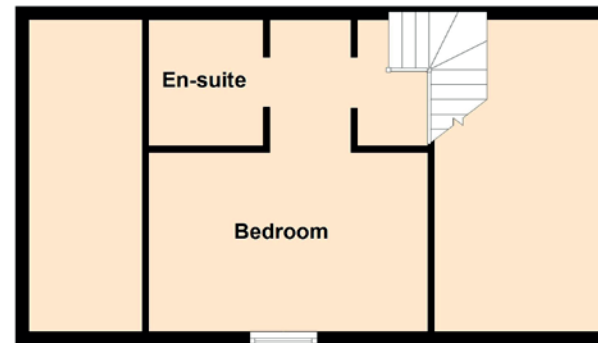
Ground Floor



First Floor



Second Floor



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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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