

Charnock Bates

The Country, Period & Fine Home Specialist



The Beacons

Leeds Road, Hipperholme, Halifax, HX3 8NU





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STONE-BUILT DETACHED FAMILY HOME



FOUR DOUBLE BEDROOMS



ELECTRIC GATED DRIVEWAY & GARAGE



WRAP-AROUND GARDENS WITH SOUTH-FACING LAWN

Guide price: £650,000

charnockbates.co.uk





Summary

Occupying a prominent, elevated position in a much sought-after location, with wrap-around gardens and far-reaching views. The Beacons is a beautiful, local stone-built detached family home dating back to the 1930s, offering spacious and well-presented accommodation over two floors while retaining a wealth of period fixtures and fittings throughout.

Internally, the property briefly comprises; entrance hallway, lounge, dining room, kitchen, second entrance hallway, downstairs shower room and utility room to the ground floor, and principal bedroom, three further double bedrooms and house bathroom to the first floor.

Externally, a gated driveway provides off-street parking for three cars, leading to a spacious detached garage with power, lighting and electric up-and-over door providing secure parking for a further car. A pathway contours the property with a generous South-facing lawn bordered by mature planting and shrubbery, alongside two stone-flagged seating areas.



Location

Hipperholme is a highly desirable village boasting a wide range of nearby amenities, including a Tesco Express and Coop, along with an increasing number of independent retailers offering a host of services and products. The area also benefits from a doctor's surgery and park known locally as 'The Stray'. Local schooling needs are also well catered for, having Hipperholme Grammar, Lightcliffe C of E Primary School, Lightcliffe Academy and Brighouse High School all within easy reach.

Being centrally located and roughly equidistant between the northern business centres of Leeds and Manchester, Hipperholme has excellent commuter links by rail, having stations in both Brighouse and Halifax, and also by road with junctions 25 and 26 of the M62 motorway network both accessible. For keen walkers and those that enjoy outdoor pursuits such as mountain biking the adjoining rural corridors around Norwood Green, Coley, Chelsea Valley, Shibden Valley and Sunny Vale mean you're never short of choices for walking or cycling routes.

General Information

Access is gained through a solid oak door with stained-glass insert into the welcoming entrance hallway showcasing high-skirting and coving, with an open staircase with spindle balustrade rising to the first floor.

The first door on your right takes you through to the spacious lounge boasting dual aspect heritage bronze aluminium windows all with uprated acoustic glass with a large bay window to the front elevation allowing for natural light to flood through while enjoying an outlook into the south-facing front garden. A feature living flame fire sits at the focal point with Adam-style sandstone mantel surround and marble hearth.

Leading back through the hallway into the dining room, again enjoying high-end bronze aluminium dual aspect windows with uprated acoustic glass with a pleasant outlook into the gardens and showcasing high skirting, coving and a ceiling rose. A gas fire sits at the focal point within a composite fireplace surround.

Moving through to the kitchen with French doors leading out to the front garden creating the perfect entertaining space for BBQ's and alfresco dining. The kitchen offers a range of high-gloss wall, drawer and base units with contrasting granite worksurfaces incorporating a stainless-steel one-and-a-half bowl sink and drainer with mixer-tap. Integrated appliances include a Smeg oven with five-ring gas hob and dishwasher.

A second entrance hallway accesses a downstairs shower room and utility room completing the ground floor accommodation. The shower room boasts a Villeroy and Boch three-piece suite comprising a w/c, wash-hand basin and double walk-in shower with luxury Perrin & Rowe overhead rainfall shower attachment, while the utility room offers a range of high-gloss wall, drawer and base units with contrasting laminated worksurfaces incorporating a stainless-steel sink and drainer with mixer-tap and with plumbing for a washing machine and space for a dryer.

Rising to the first-floor landing, boasting a feature original stained-glass window encapsulated in a bronze aluminium frame alongside high skirting and coving. The first door on your right takes you through to a spacious double bedroom, showcasing high skirting, coving, and a ceiling rose, and benefitting from high-quality built-in wardrobes, with a large bronze aluminium window to the front elevation allowing for natural light to flood through while enjoying a fantastic outlook towards Emley Moor.

Moving back through the landing, a second spacious double bedroom, showcasing high skirting, coving and a ceiling rose, benefits from high-quality built-in wardrobes, while a further bedroom is positioned to the front elevation enjoying that same far-reaching view and showcasing period fixtures and fittings alongside high-quality built-in wardrobes.

Leading back out to the landing and through a feature archway, accessing the house bathroom and principal bedroom. The fully tiled house bathroom is finished with a contemporary Villeroy and Boch four-piece suite comprising a w/c, bidet, his and hers wash-hand basins and a panelled bath with luxury Perrin & Rowe overhead shower attachment.

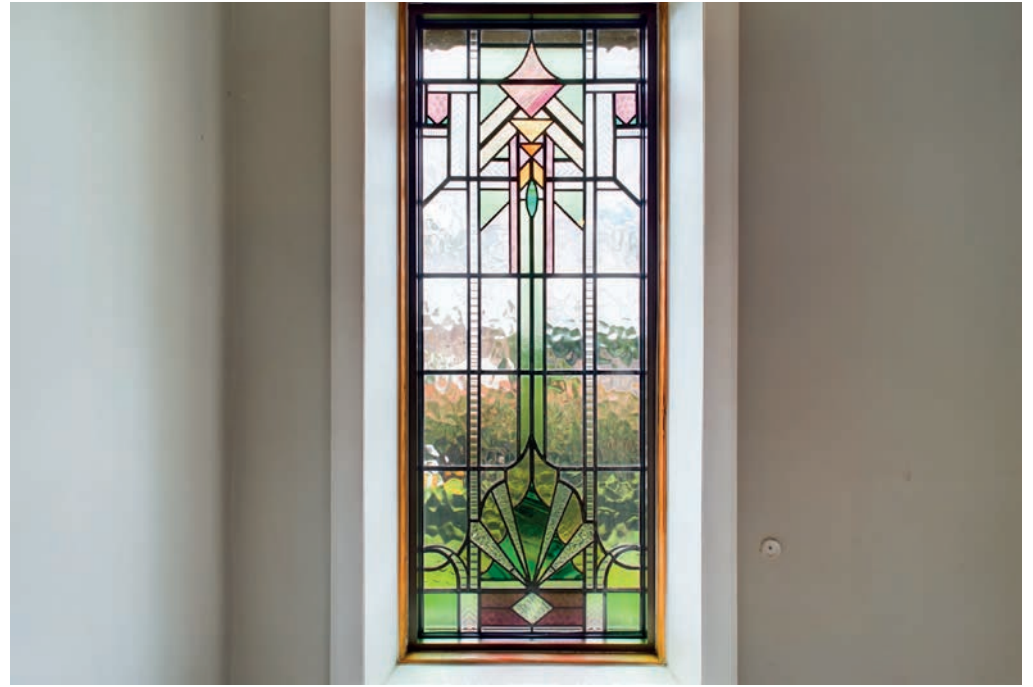
The spacious principal bedroom boasts a large bronze aluminium window to the side elevation allowing for natural light and enjoying a pleasant outlook while French doors access a Juliette balcony with an outlook over the rear garden.















Externals

Electric gates from Upper Sutherland Road access a block-paved driveway providing off-street parking for three cars, leading to a spacious detached single garage with power, lighting and electric up-and-over door providing further secure parking for one car.

Steps from the driveway lead down to a block paved pathway accessing the second entrance hallway and continuing round the side of the property to a generous South-facing lawned garden in which the current owners have had installed a husqvarna robot lawnmower to cut and maintain the grass, bordered by mature planting and shrubbery, with a tiered section currently used as a small allotment with greenhouse.

A block-paved patio, also accessed from the French doors of the kitchen providing the perfect entertaining space, then continues round the side of the property to a private stone-flagged patio and seating area with made to measure cushions, and a further raised flagged seating area, leading then back round to the driveway and enjoying an outlook towards the local church.

Fixtures and Fittings

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

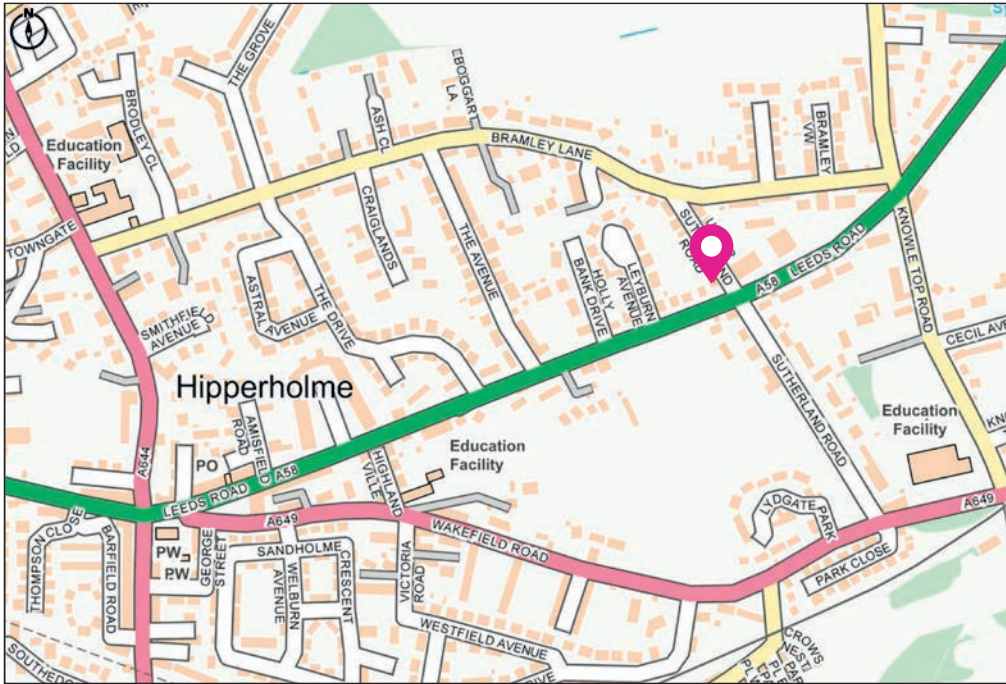
Wayleaves, Easements and Rights of Way

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 Inn when you will need to keep right and head on to Leeds Road. Once you get to Hipperholme traffic lights, continue straight on keeping left on Leeds Road/A58 before taking a left-hand turn on to Upper Sutherland Road where the gate to 'The Beacons' will be on your left-hand side indicated by a Charnock Bates board.

For satellite navigation: **HX3 8NU**

Local Information

NEAREST STATIONS	Brighouse	2.6 miles
	Halifax	2.7 miles
NEAREST SCHOOLS	Early Years at Lightcliffe	351 ft
	Lightcliffe C of E Primary School	0.3 miles
MOTORWAY NETWORK	Hipperholme Grammar School	0.5 miles
	Junction 26, M62	3.6 miles

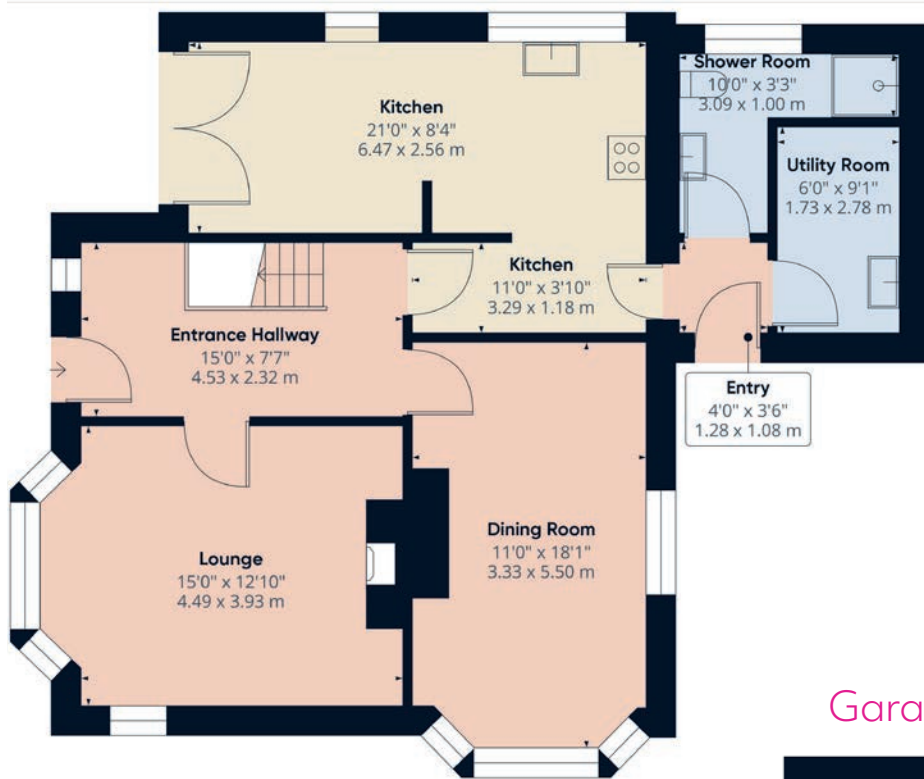
Property Information

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



Floor Plans

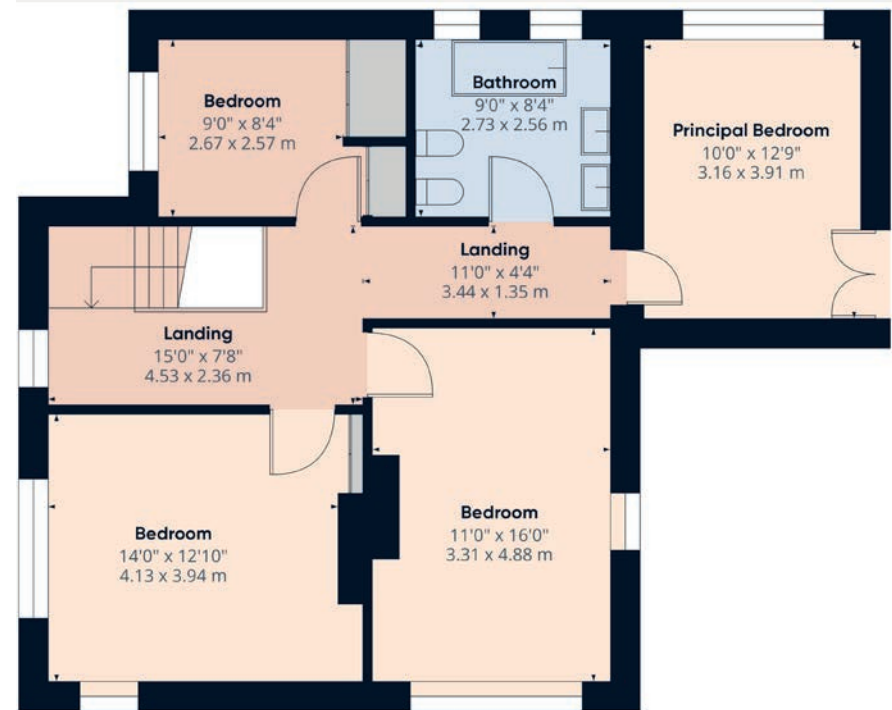
Ground Floor



Garage



First Floor



Total approximate floor area:
1,909.63 sqft (177.41m²)
(inc Garage)

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Lister Lane
Halifax HX1 5AS
01422 380100

250 Halifax Road
Ripponden
HX6 4BG
01422 823777

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