

Charnock Bates

The Country, Period & Fine Home Specialist



3 Longmeadow  
Barkisland, Halifax, HX4 0AR









# 3 Longmeadow

Barkisland  
Halifax  
HX4 0AR



**STONE-BUILT DETACHED**



**FOUR DOUBLE BEDROOMS**



**DRIVEWAY & DOUBLE GARAGE**



**GENEROUS FRONT & ENCLOSED REAR GARDEN**

Offers over: £400,000

[charnockbates.co.uk](http://charnockbates.co.uk)







## Summary

Occupying a generous plot in a much sought-after location, 3 Longmeadow is a stone-built detached bungalow in need of full renovations, with wonderful private gardens and delightful far-reaching views.

Internally, the property briefly comprises; entrance hallway, open planning living dining kitchen, house bathroom, separate w/c, principal bedroom and three further bedrooms.

Externally, a driveway provides off-street parking for six cars, leading to a double garage. To the rear, an enclosed and tiered rear garden with lawn and numerous patio areas, 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 door into the welcoming entrance hallway, giving the immediate feeling of space. The first door on your right takes you through to the 'L' shaped open plan living dining kitchen.

The living area benefits from dual aspect windows allowing for natural light to flood through while a gas fire sits to the focal point with a mahogany Adam-style mantel, marble hearth and surround.

The kitchen offers a range of base and drawer units with contrasting laminated worksurfaces incorporating a stainless-steel sink and drainer with mixer-tap. A Upvc and glass door leads out to the rear elevation.

Moving through to the part tiled house bathroom fitted with a five-piece suite comprising a w/c, bidet, wash-hand basin with storage beneath, panelled bath and double walk-in shower cubicle. A separate w/c has a wash-hand basin.

The principal bedroom is positioned to the rear of the property, benefitting from built-in wardrobes, with a large window to the rear elevation allowing for natural light while enjoying an outlook into the rear garden.

Completing the accommodation, three bedrooms are all set to the front of the property enjoying an outlook into the front garden and neighbouring countryside.



















## Externals

A tarmac driveway provides off-street parking for six cars, leading to a double garage with power, lighting and up-and-over door, providing secure parking for a further two cars.

A stone flagged pathway, adjacent to a generous south-facing lawn, leads up to the front door and continues round the side of the property to the enclosed rear garden bordered by mature planting and shrubbery.

The tiered garden has a lawn, with steps leading down to a concrete patio area accessed from the door of the kitchen creating the perfect space for bbqs and alfresco dining, then leading down to a bark laid seating area and then to a blocked paved terrace.

## Fixtures and Fittings

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

## Wayleaves, Easements and Rights of Way

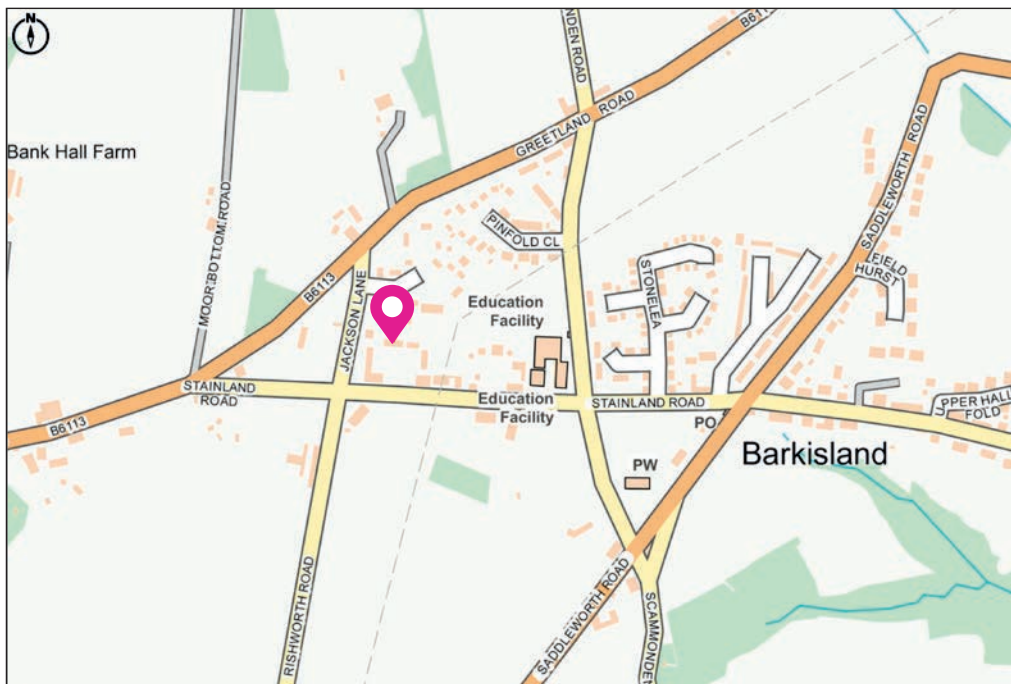
The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

## 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 second right-hand turn on to Stainland Road and then again, your second right-hand turn on to Longmeadow where no. 3 will be straight ahead indicated by a Charnock Bates board.

For satellite navigation: **HX4 0AR**

## Local Information

NEAREST STATIONS	Sowerby Bridge	2.9 miles
	Halifax	5.9 miles
NEAREST SCHOOLS	Barkisland CE School	0.2 miles
	Ripponden Pre-School	0.9 miles
MOTORWAY NETWORK	Ripponden Junior & Infant School	1.2 miles
	Junction 24, M62	5.1 miles

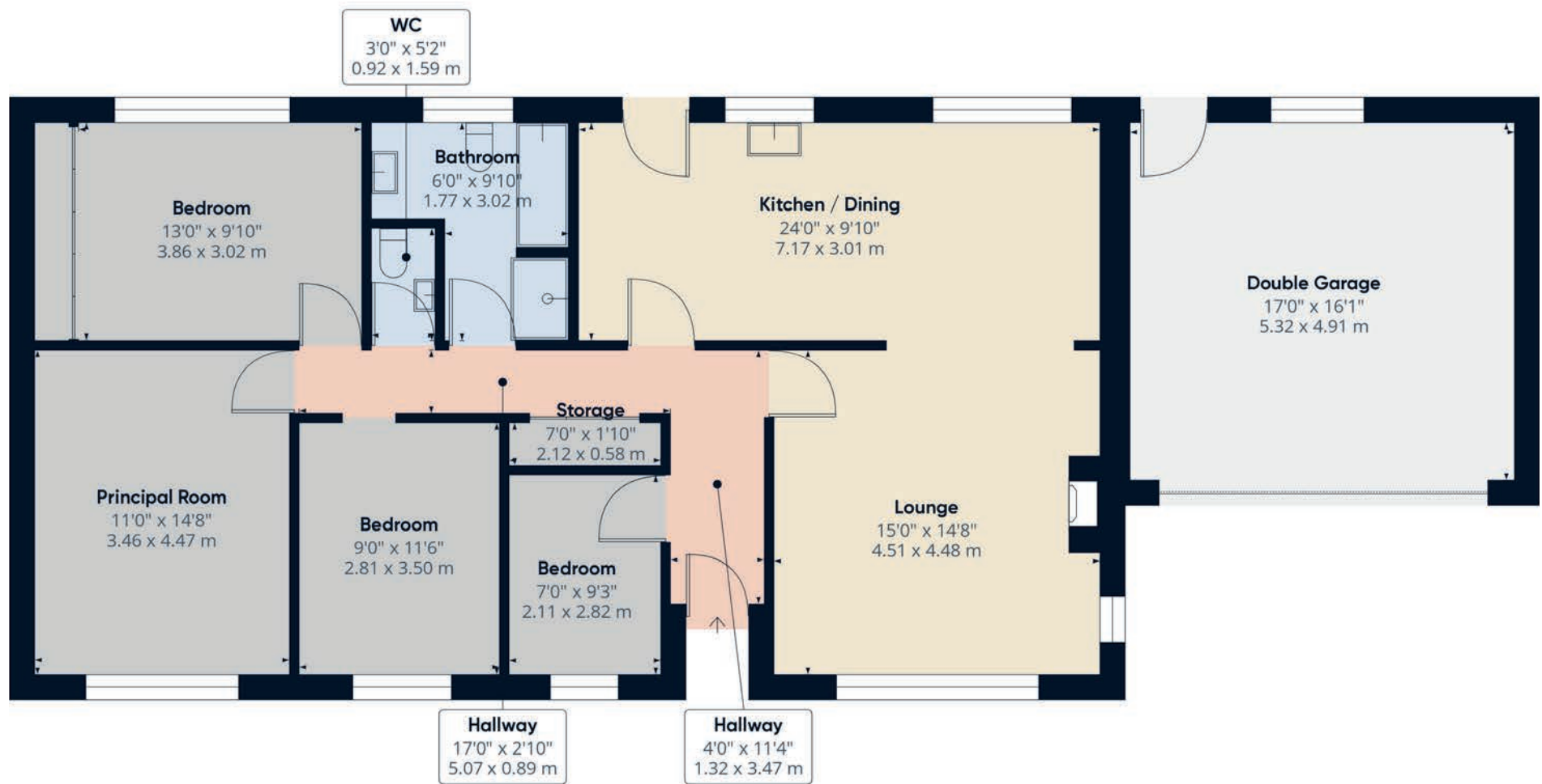
## Property Information

TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	TBC
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band D
ELECTRICITY SUPPLY	E-ON
GAS SUPPLY	E-ON
WATER SUPPLY	Yorkshire Water
HEATING	Gas central heating
BROADBAND	Not connected
MOBILE SIGNAL	Good coverage





# Floor Plan



Total approximate floor area:  
**1,429.23 sqft (132.78m<sup>2</sup>)**  
(inc Garage)



# Charnock Bates

The Country, Period & Fine Home Specialist



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**

[charnockbates.co.uk](http://charnockbates.co.uk) • [homes@charnockbates.co.uk](mailto:homes@charnockbates.co.uk) • [rightmove.co.uk](http://rightmove.co.uk)

