

Charnock Bates

The Country, Period & Fine Home Specialist



Lower Windle

Windle Royd Lane, Warley, Halifax, HX2 7LY





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STONE-BUILT DETACHED FAMILY HOME



FOUR BEDROOMS, THREE EN-SUITES



DRIVEWAY & TWO SPACIOUS GARAGES



LANDSCAPED FRONT & GENEROUS, SOUTH-FACING REAR GARDEN

Guide price: £775,000

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Summary

Boasting a prominent and elevated position, occupying a generous plot in a much sought-after location, Lower Windle is a deceptively spacious stone-built four-bedroomed detached family home offering well-planned accommodation over two floors alongside a professionally planned south-facing rear garden with open countryside views.

Internally, the property briefly comprises; entrance vestibule, kitchen, utility room, hallway, lounge, dining room, guest bedroom, study/bedroom and cloakroom to the ground floor with two spacious single garages, workshop and storeroom to the lower ground floor. To the first floor is the principal bedroom with dressing area and en-suite, and second double bedroom with en-suite. The property is also fully alarmed and has energy-efficient LED lighting.

Externally, a gated tarmac driveway provides off-street parking for six cars, leading to two spacious garages with power, lighting and up-and-over doors. A flagged pathways leads down the side of the property to an enclosed south-facing rear garden with patio seating area, outbuilding and generous lawn bordered by mature planting and shrubbery.



Location

Warley Village is a sought-after semi-rural location having access to Halifax Town Centre, Sowerby Bridge and the tourist location of Hebden Bridge. There are a variety of local amenities and rail networks accessing the cities of Leeds, Manchester, Bradford and a direct train line to London from Halifax. Within the village there are two popular public houses and a primary school as well as two cricket clubs and a rugby club. There are further amenities nearby the village to include a post office, local wine bar, hairdressers, petrol station, sports grounds and schools, nurse and church opposite the property with even the occasional wedding.

General Information

Access is gained through an oak porch with a solid oak door into the light and airy oak-lined entrance vestibule, with a second oak and glass door leading into the welcoming, fitted kitchen.

The kitchen offers a range of shaker-style wall, drawer and base units with contrasting reconstituted-granite worksurfaces incorporating a Franke stainless-steel two bowl sink and drainer with mixer-tap. Integrated appliances include a Rangemaster dual-fuel oven with five-ring gas hob and extractor above and a dishwasher. The ceramic-tiled kitchen floor also has the benefit of underfloor heating controlled by a separate thermostat.

Leading off the kitchen is a utility room offering a range of wall and base units with contrasting worksurface, a Belfast sink with hot and cold taps, plumbing for a washing machine and space for a vented dryer.

Moving through to the open hallway, finished with herringbone solid maple-strip flooring and with French doors leading out to the rear garden creating the perfect entertaining space. An open staircase with solid oak balustrade rises to the first floor.

In the hallway, the first door on your right takes you through to the spacious lounge, showcasing niche lighting, ceiling coving and finished with solid oak flooring. Dual-aspect windows allow for natural light while enjoying an outlook into the rear garden. A log-burner sits at the focal point with sandstone Adam-style surround.

A second reception room, currently used as a dining room, offers a versatile space to suit a family's needs. Dual aspect windows allow for plenty of natural light to flood through, with a window seat facing out on the generous gardens.

Moving back along the hallway to the spacious ground floor guest bedroom, with dual aspect windows, offering a fabulous outlook towards the church and surrounding countryside. Benefitting from built-in wardrobes and vanity-unit, leading to the part-tiled en-suite with an airing cupboard, and comprising a w/c, pedestal wash-hand basin and panelled bath with overhead shower attachment and glass shower screen.

A second double bedroom on the ground floor, currently used as a study, benefits from built-in bookshelves and dual-aspect windows enjoying an outlook into the rear garden, St John's church and fields to the east.

Completing the ground floor accommodation, a cloakroom comprises a w/c and wash-hand basin. There is also under-staircase storage with light.

A staircase leads down to the lower ground floor garages, workshop and further storage areas.

The two spacious garages benefit from power, lighting and electric up-and-over doors, with workshops positioned to the rear, one currently used as a workshop with built-in workbenches, and one used for storage. The central heating boiler is housed in the larger of the two garages with additional hot-water storage cylinder, and other central heating equipment including a continuous hot water circulation system (similar to those found in hotels)

On the first-floor landing, the first door on your left takes you through to a spacious double bedroom with built-in wardrobes and dual aspect windows allowing for natural light, and with an en-suite boasting a three-piece suite comprising a w/c, pedestal wash-hand basin and walk-in shower cubicle. The bedroom also benefits from under-eaves storage.

Natural daylight floods through the velux window in the roof above the landing and there is substantial under-eaves storage to the garden-side of the landing.

Moving across the landing, the principal bedroom completes the accommodation. A dressing area with built-in wardrobes, vanity-unit and two velux skylights windows (with blackout blinds) allowing for natural light, lead through to the generous bedroom, with a dormer window enjoying a wonderful outlook and further built-in wardrobe storage. An en-suite boasts a four-piece suite comprising a w/c, pedestal wash-hand basin, bidet, and a walk-in shower cubicle, in addition to an inset cupboard and a generous airing cupboard.



















Externals

An electrically powered gate provides access to a private tarmac driveway providing off-street parking for six cars, leading to two spacious garages with electrically operated up-and-over doors providing secure parking for a further two cars. An additional gate at the lower level can be used to access Windle Royd Lane. A flagged pathway leads to the front door and steps lead down through a colourful garden to the garages and side elevation. On the opposite side, there is a limestone rockery with gravel paths leading to the garden as well as the patio area at the upper garden level.

A stone-flagged pathway adjacent to a cobbled and pebbled area leads round to a sheltered stone-flagged patio area, accessing a substantial oak-framed building with two separate rooms. Both are alarmed and have power and lighting, the larger is used as a store with access to the roof void above the potting shed for additional storage whilst the smaller is used as a potting shed with racked-out log store.

A stone-flagged patio area is accessed from the French doors of the hallway, creating the perfect entertaining space for BBQs and alfresco dining, adjacent to a professionally-planned and generous south-facing lawn bordered by mature planting and shrubbery and with open countryside views.



Fixtures and Fittings

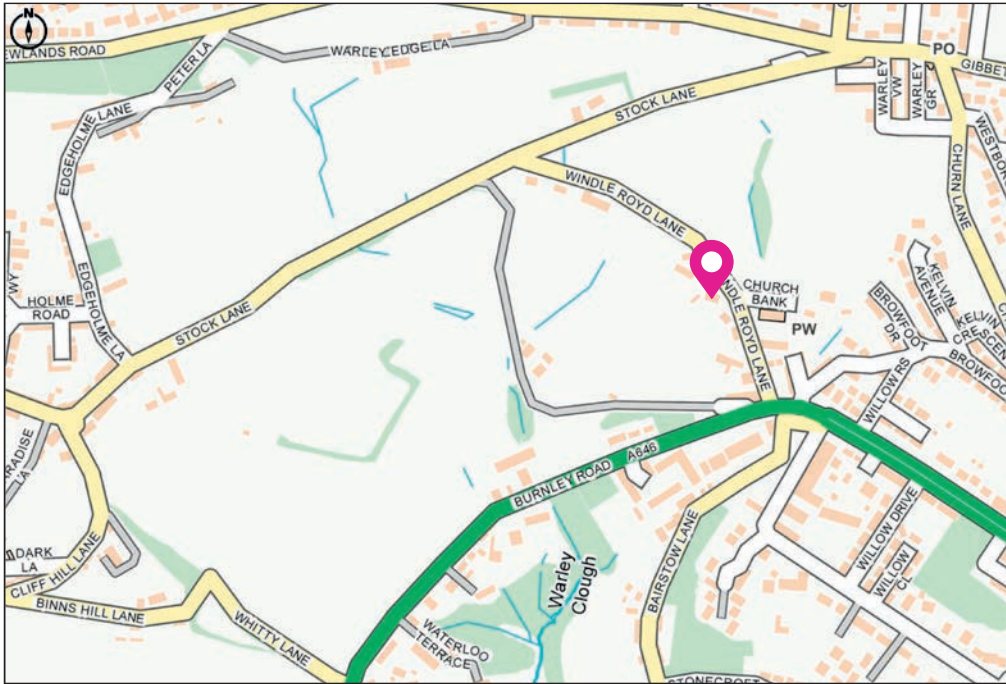
Only fixtures and fittings mentioned in the sales particulars are included in the sale.

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 Town centre proceed up King Cross Street (A58) and upon reaching the traffic lights at King Cross keep in the right-hand lane and proceed along Burnley Road (A46) towards Hebden Bridge. Take a right-hand turn onto Windle Royd Lane and continue forward for a short distance until reaching Lower Windle on your left-hand side indicated by a Charnock Bates board.

For satellite navigation: **HX2 7LY**

Local Information

NEAREST STATIONS	Sowerby Bridge	1.6 miles
	Halifax	2.3 miles
NEAREST SCHOOLS	Warley Town Primary School	0.7 miles
	The Crossley Heath Grammar School	1.4 miles
	Ryburn Valley High School	2.7 miles
MOTORWAY NETWORK	Junction 24, M62	6.8 miles

Property Information

TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	D
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	Shell
MOBILE SIGNAL	Good coverage

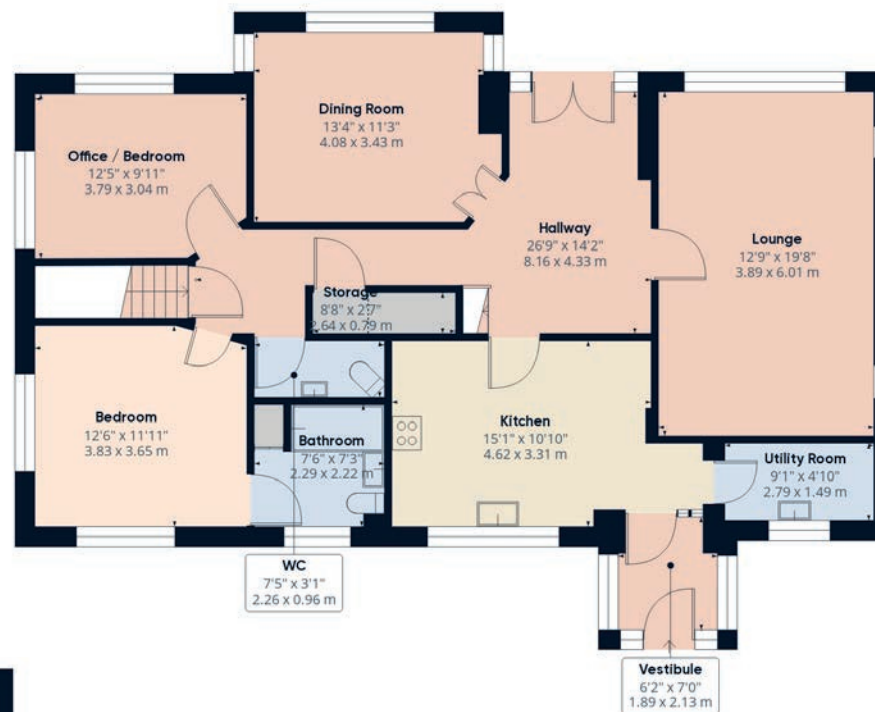


Floor Plans

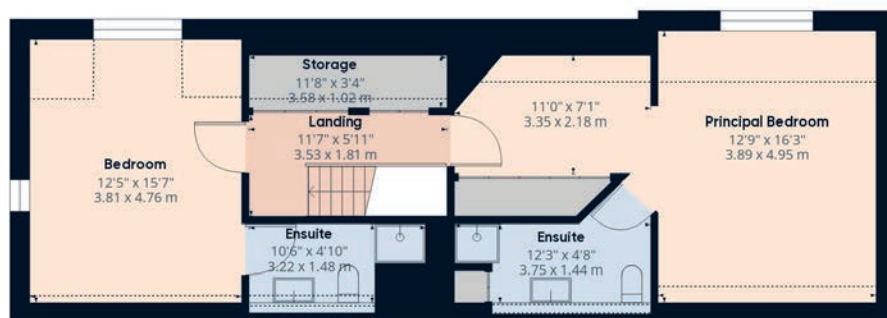
Lower Ground Floor



Ground Floor



First Floor



Total approximate floor area:
2,556.54 sqft (237.51m²)
(inc Garages and Workshops)

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