

Charnock Bates

The Country, Period & Fine Home Specialist



The Ridings

57 Hullen Edge Lane, Elland, HX5 0QS





# The Ridings

57 Hullen Edge Lane  
Elland  
HX5 0QS



**STONE-BUILT DETACHED FAMILY HOME**



**FOUR DOUBLE BEDROOMS, TWO EN-SUITES**



**GATED DRIVEWAY PARKING & INTEGRAL DOUBLE GARAGE**



**GENEROUS FRONT GARDEN & SOUTH-FACING REAR GARDEN  
OF APPROXIMATELY 0.77-ACRES**



Guide price: £999,950

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## Summary

Occupying a most wonderful 1.11-acre plot in a set-back, private and sought-after location, The Ridings is a modern stone-built detached family home offering contemporary accommodation over two floors, finished with a range of high-quality fixtures and fitting throughout.

Internally, the property briefly comprises; entrance hallway, lounge, open plan living kitchen, sitting room, sunroom, utility room, cloakroom and integral double garage to the ground floor and principal bedroom with dressing room and en-suite, second double bedroom with en-suite, house bathroom and two further double bedrooms to the first floor.

Externally, to the front of the property, a gated driveway runs through the middle of two lawns, providing off-street parking for five cars, leading to an integral double garage with power, lighting and electric roller-shutter door, providing further secure parking. To the rear, a generous terrace is accessed from the bi-fold doors of the sunroom, with an adjacent lawned paddock of approximately 0.77-acres, containing mature planting and shrubbery, with woodland aspect.



## Location

Hullen Edge is a highly sought after and convenient location close to the centres of Halifax, Huddersfield and Brighouse, with the M62 motorway network being a short drive away accessing Leeds and Manchester. Within the centre of Elland there are a variety of local amenities such as shops, independent bars and restaurants, banks, function suites and chain supermarkets. There are also a number of local primary schools and Brooksbank Academy Secondary School within walking distance. There are two golf clubs nearby. Train access at Brighouse and Halifax provide direct links to the cities of Leeds, Bradford, Manchester and London.

## General Information

Access is gained through a composite door with glass surround into the welcoming entrance hallway, a light and airy space finished with engineered oak flooring benefitting from underfloor heating and with an understairs storage cupboard. An open staircase with glass balustrade rises to the first floor.

The first door on your left takes you through to the spacious lounge, a cosy space with a large window to the front elevation allowing for natural light to flood through. A gas fire sits at the focal point with a marble hearth and surround.

Moving back through the hallway to the open plan living kitchen being the real heart of the home, continuing the underfloor heating, this time with composite marble tiled flooring. Dual-aspect windows again allowing for natural light to flood through.

The kitchen offers a central island with breakfast bar and a range of bespoke light grey shaker-style wall, drawer and base units with contrasting worksurfaces incorporating an inset one-and-a-half bowl sink and drainer with mixer-tap and Franke instant hot-water tap. Integrated appliances include; Bosch oven, combination oven, five-ring induction hob with extractor hood above, wine fridge and coffee machine, and a dishwasher and fridge and freezer.

Leading off the open plan living kitchen to the front of the property is a second reception room, finished with engineered oak flooring and currently being used as a sitting room, offering a versatile space to suit a family's needs whether that be a further bedroom or a study.

Double doors from the open plan living kitchen lead through to a fantastic sunroom, benefitting from a vaulted ceiling with velux skylight windows allowing for natural light to flood through. Bi-fold doors enjoy a wonderful outlook and allow access to the south-facing rear garden creating the perfect entertaining space for bbq's and alfresco dining.

Completing the ground floor accommodation, a utility room offers a range of wall, drawer and base units with formica worksurfaces incorporating a ceramic sink and drainer with mixer-tap, plumbing for a washing machine and space for a dryer, leading through to a cloakroom and integral double garage. The cloakroom has a floating cupboard comprising a w/c and wash-hand basin while the double garage benefits from power, lighting, and an electric roller-shutter door. Loft ladder access a boarded level creating useful storage space.

Rising to the first-floor landing, with a pull-down ladder accessing a part-boarded loft with lighting. The first door on your left takes you through to the spacious principal bedroom, with a large window to the rear elevation enjoying a wonderful outlook over the rear garden. A dressing room benefits from built-in wardrobe storage while a part-tiled en-suite boasts a contemporary three-piece suite comprising a w/c, his and hers wash-hand basins and a double walk-in rainfall shower.

The next door takes you through to a second double bedroom, also positioned to the rear of the property enjoying an outlook over the rear garden and benefitting from built-in wardrobes and an en-suite comprising a w/c, pedestal wash-hand basin and walk-in rainfall shower complimented by tiled surround.

Completing the accommodation, two further double bedrooms are positioned to the front of the property benefitting from built-in wardrobes, while the part-tiled house bathroom has a floating cupboard and boasts a contemporary four-piece suite comprising a w/c, wash-hand basin, oval panelled bath and double walk-in rainfall shower.





















## Externals

Electric gates access a shared driveway with an outbuilding, currently used as a gym, with further electric gates accessing a private block-paved driveway, providing off-street parking for five cars, leading up to an integral double garage with power, lighting and electric roller-shutter door, providing further secure parking for two cars.

Adjacent lawns are positioned to either side of the driveway, bordered by mature planting and shrubbery, with a stone-flagged pathway leading up to the front door and round the gated side elevation to a generous stone-flagged terrace, also access from the bi-fold doors of the sunroom, creating the perfect entertaining space.

A wonderful, south-facing lawned paddock of approximately 0.77-acres, inclusive of the flagged terrace, is bordered by woodland aspect and contains mature planting and shrubbery, a wild garden section, large potting shed with vegetable patch and outbuilding currently used for storage, with a raised balcony providing the perfect relaxing space while enjoying an outlook towards the golf course.

## Fixtures and Fittings

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

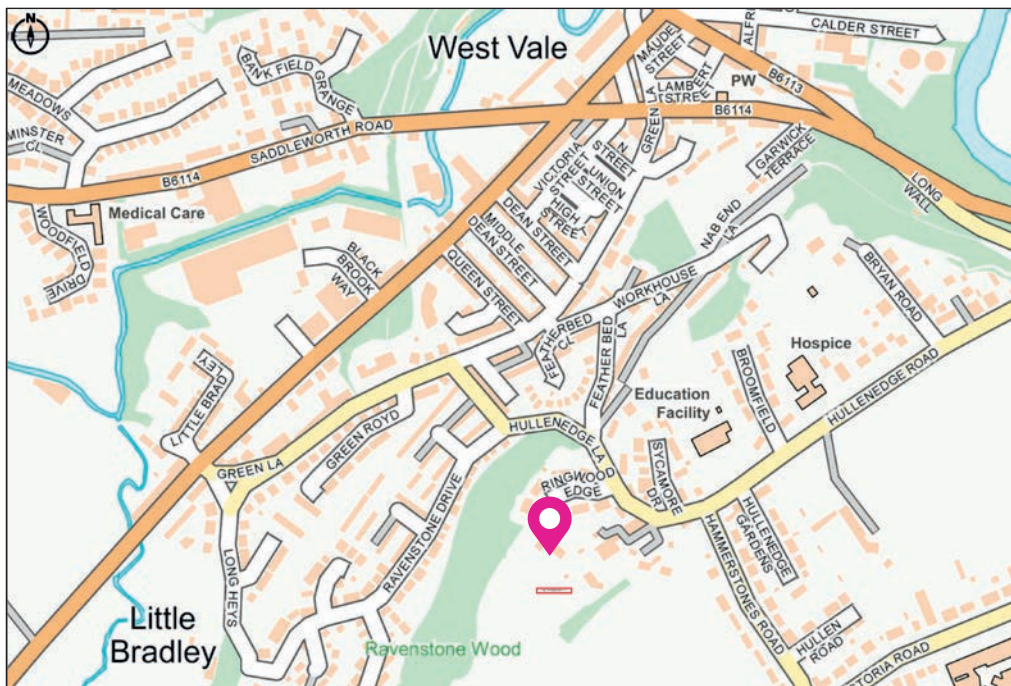
## Wayleaves, Easements and Rights of Way

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 past the first set of traffic lights before taking the next left-hand turn on to Green Lane. Continue to follow Green Lane and then take a left-hand turn on to Hullen Edge Lane, then taking a left-hand turn to continue of Hullen Edge Lane. Follow the road straight ahead and then take a right-hand turn on to The Ridings cobbled track and follow round where the electric gates to No 57 will be on your right-hand side.

For satellite navigation: **HX5 0QS**

## Local Information

NEAREST STATIONS	Halifax	3.1 miles
	Sowerby Bridge	3.7 miles
	Brighouse	3.8 miles
NEAREST SCHOOLS	St. Patricks Primary School	0.1 miles
	The Brooksbank School	0.5 miles
	The Greetland Academy	1.1 miles
MOTORWAY NETWORK	Junction 24, M62	1.7 miles

## Property Information

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





# Floor Plans

## Ground Floor



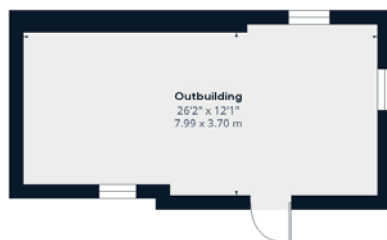
## First Floor



## Gym



## Outbuilding



Total approximate floor area:  
**3482.77 sqft (323.56m<sup>2</sup>)**  
(inc Garage, Out-building & Gym)

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250 Halifax Road  
Ripponden  
HX6 4BG  
**01422 823777**

Oak House  
New North Road  
Huddersfield HD1 5LG  
**01484 903000**

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