

Charnock Bates

The Country, Period & Fine Home Specialist



Bleak House

123a Wakefield Road, Lightcliffe, Halifax, HX3 8TH





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CHARACTERFUL SEMI-DETACHED FAMILY HOME



4 BEDROOMS, 1 ENSUITE BATHROOM



DRIVEWAY & OFF-STREET PARKING



WELL ESTABLISHED PRIVATE GARDENS

Price: £435,000

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Summary

A rare opportunity to purchase this alluring four-bedroom semi-detached home ideal for a growing family. Bleak House is a charming period property encompassing traditional features with spacious and versatile living accommodation across three floors.

Somewhat deceiving from the roadside, the property is accompanied by well-maintained private gardens and benefits from gated off street parking for two cars. Located in a sought-after area it is close to well-regarded schools and childcare including Greenglade nursery, Lightcliffe C of E Primary and Hipperholme Grammer School.

This property briefly comprises: entrance hall with an adjacent ground floor cloak room and stone steps giving access to the split level ground floor accommodation. A light and airy lounge with traditional bay window, a formal dining room with access to the cellar and fitted breakfast kitchen. A principal bedroom with ensuite shower, further three spacious bedrooms and family bathroom complete the first floor living accommodation.

Externally the property enjoys a double gated cobbled stone and flagged hardstanding drive for two cars with and a stone walled garden bestowing the grounds in a high level of privacy. The gardens incorporate a well-maintained lawn, timber framed pagoda and terrace area perfect for entertainment and alfresco dining, a stone-built outbuilding, raised flower beds and timber framed greenhouse complete the exterior.

Location

Bleak House occupies a prominent position on Wakefield Road. This is a highly desirable and sought after residential address, close too C of E Primary School and also close to Lightcliffe Academy, Brighouse High school and Hipperholme Grammar School. The centre of Hipperholme has a variety of local shops and a doctors surgery.

This location is also highly convenient for the commuter with junction 25 and 26 of the M62 both being easily accessible.



General Information

Access is gained through the solid timber door with top light glazing into the entrance hall. The high ceilings and feature window flood the space with natural light, while the period skirting boards and ornate architrave finish the character of the room. The hall provides access to the ground floor cloakroom with a low flush WC and pedestal porcelain wash basin.

Stone steps ascend from the entrance hall to the remaining ground floor accommodation and the first door on the left gives way to the lounge whilst the stone staircase provides access to the first-floor accommodation.

A barn style door opens to an appealingly presented lounge. The room boasts a light and airy feel while retaining its traditional charm and features a grand bay window along with two additional large dual aspect windows. High ceilings coupled with original solid timber beams and a rustic multifuel stove as the centrepiece. This stove is complimented by a traditional exposed stone surround and mantel.

Mirroring the lounge is the formal dining room, boasting York flagged stone flooring and a combination of exposed stone and brick walls. The Mullion windows enhance the room's traditional charm whilst overlooking the rear garden. A solid timber door provides access to the cellar. Completing the space is a multifuel stove, set within an exposed brick and stone surround with complimentary mantel.

Steps through the stone archway descend to the breakfast kitchen. Finished with a range of bespoke, handmade solid timber units including low level, drawer and high-level storage. The solid Iroko roll edged work surface features an inset sink and drainer with a mixer tap. The integrated appliances including a fridge, a freezer and washing machine. At the heart of the room is the red Aga which complements the property's period features. The York flagged stone flooring from the dining room extends into the kitchen and leads to a solid timber barn door offering access to the property's garden and completing the downstairs accommodation.

Ascending the stone stairs, you are welcomed to the landing that leads to four spacious, character filled bedrooms and a well-appointed family bathroom. The principal bedroom features dual aspect windows that offers picturesque views of the gardens. A range of bespoke fitted wardrobes and access to the ensuite shower room. Finished with a sleek low flush WC, a porcelain vessel sink with a modern mixer tap and tiled splashback, a double walk-in mains powered shower room with a luxurious rain fall shower head, glazed screen and complimentary tiling.

The second bedroom is generously proportioned and positioned at the front of the property. The room's centrepiece is the original decorative open fire complimented by a slate floor and an Adam style mantel surround.

The third double bedroom emanates a spacious and characterful space. Featuring an open decorative fireplace with stone floor and an Adam style mantel surround. The room boasts solid wood flooring that enhances its timeless appeal, while a large window gives an abundance of natural light and overlooks the gardens while the remaining bedroom is situated at the front of the property and allows for a single bed.

The final room from the landing is the bespoke family bathroom. This space is finished with a classic pedestal porcelain wash basin and a low flush WC. The centrepiece is a Victorian style free standing bath complemented by a separate main powered shower cubicle and tastefully tiled walls and floor.















Externals

The property is accessed directly off Wakefield Road. A stone columned and timber constructed double gate give way to the cobbled stone and flagged hard standing drive that accommodates two cars. The tall stone garden wall surrounds the perimeter of the property and bestows a high level of privacy. Steps ascend from the driveway to a well-kept gravel courtyard with pedestrian timber access gate and features well maintained borders and gives way to the entrance hall.

Following along the stone path, you are welcomed by the beautifully landscaped grounds, which include a well-kept lawn, a timber-built pagoda and a terrace area ideal for entertaining and alfresco dining. Additional features include a charming stone-built outbuilding currently being used as a shed, raised flower bed borders, and timber green house.

Fixtures and Fittings

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

Wayleaves, Easements and Rights of Way

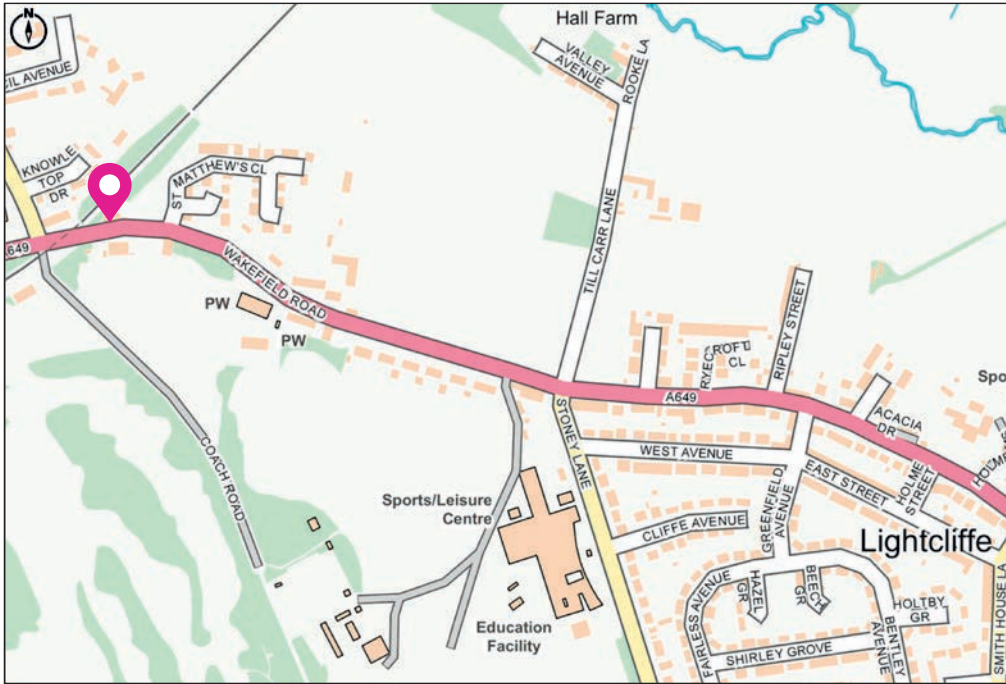
The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

The mature trees do have TPO's, please contact us for more information.

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 along the A58 towards Stump Cross. At the Stump Cross Traffic lights stay in the right-hand lane and continue along the A58 Halifax Road all the way to Hipperholme traffic lights. Proceed straightforward at the lights and then turn right after 100 yards into Wakefield Road. Follow the road for half a mile and Bleak house is on your left-hand side

For satellite navigation: **HX3 8TH**

Local Information

NEAREST STATIONS	Brighouse Train Station	2.6 miles
	Halifax Train Station	3.8 miles
NEAREST SCHOOLS	Greenglade Day Nursery & Forest	1.1 miles
	Lightcliffe C of E Primary School	0.3 miles
MOTORWAY NETWORK	Hipperholme Grammar School	1.0 mile
	Junction 26	4.2 miles
	Junction 25	9.5 miles

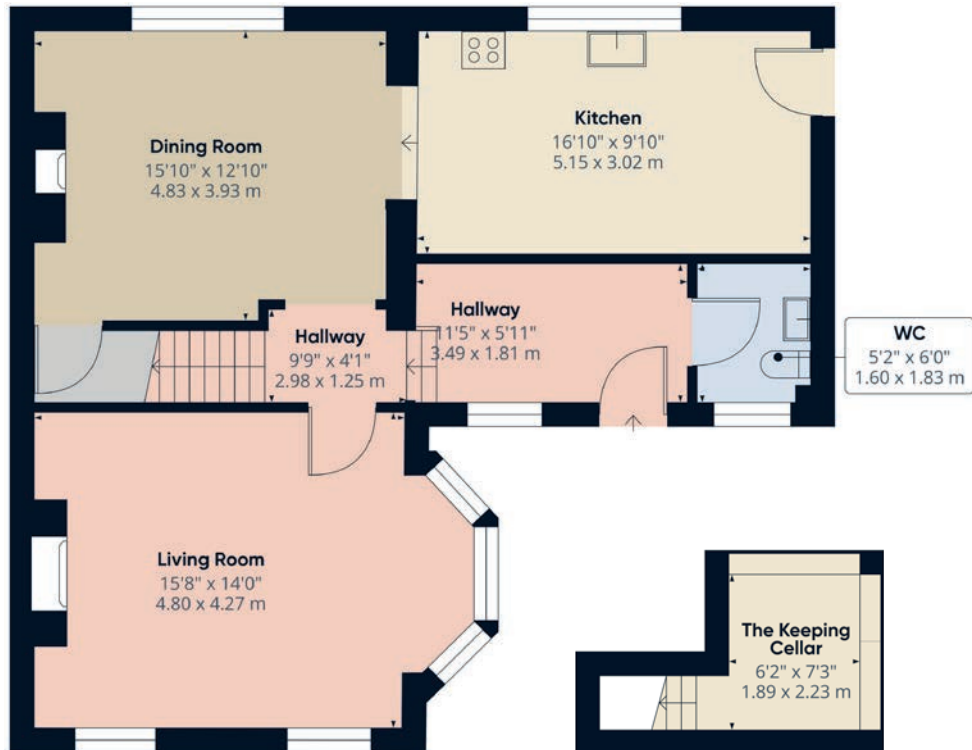
Property Information

TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	C
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band C
ELECTRICITY SUPPLY	EON
GAS SUPPLY	British Gas
WATER SUPPLY	Yorkshire Water
HEATING	Gas Central Heating
BROADBAND	BT
MOBILE SIGNAL	Good coverage

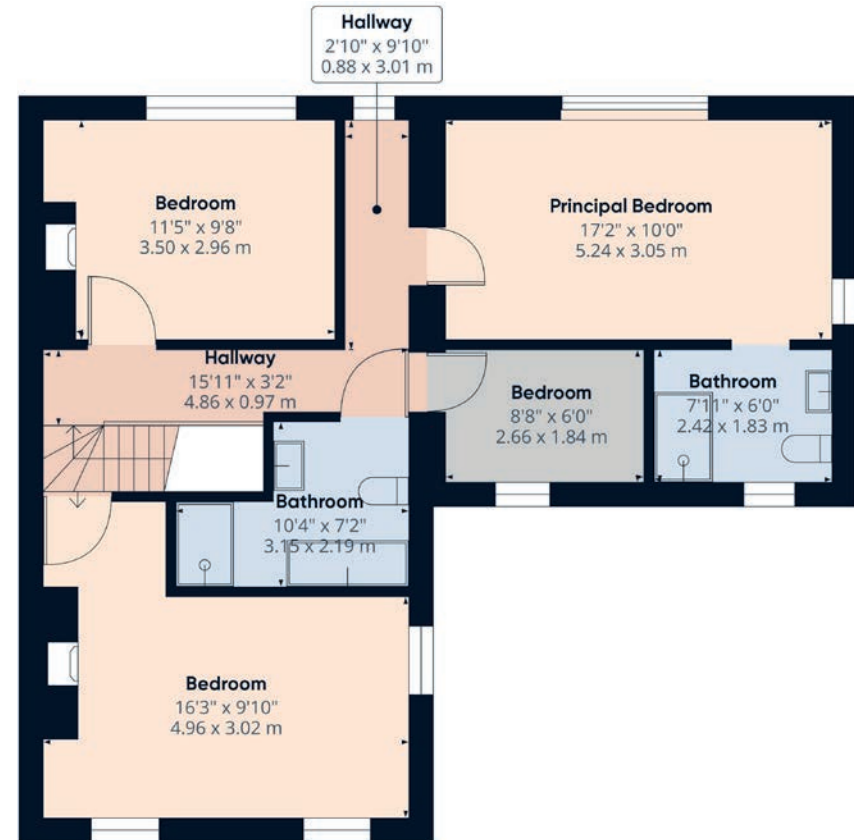


Floor Plans

Ground Floor



First Floor



Total approximate floor area:
1,545.48 sqft (143.58m²)

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250 Halifax Road
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