

Charnock Bates
The Country, Period & Fine Home Specialist



Burnside
Ogden, Halifax, HX2 8XL





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STONE-BUILT DETACHED FAMILY HOME



FOUR DOUBLE BEDROOMS & FOUR RECEPTION ROOMS



DRIVEWAY PARKING FOR TEN CARS PLUS DETACHED DOUBLE GARAGE



**WELL-ESTABLISHED PRIVATE GARDENS
PLUS APPROXIMATELY 2-ACRES OF GRAZING LAND**

Guide price: £750,000

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Summary

Occupying a generous plot of approximately 3.21-acres, Burnside is a detached stone built four-bedroom family home which sits on the edge of a semi-rural setting in the sought-after location of Ogden. Enjoying far-reaching views across open countryside alongside approximately 2-acres of grazing land.

Benefitting from multiple reception rooms and four double bedrooms, the property would be of particular interest to those looking for a characterful and cosy family home. Internally the accommodation briefly comprises; dining kitchen, formal lounge, further three reception rooms, potential for an integral "Granny Annex" and ground floor three-piece family bathroom. Three double bedrooms, house bathroom and principal double bedroom complete the internal accommodation.

Gates provide access into a generous tarmac driveway leading to an extensive concrete parking area adequate for ten plus cars, a stone built detached double garage giving secure parking for a further two cars. Externally the property boasts approximately two acres of grazing land whilst the formal rear benefits from a well-maintained lawn with far reaching rural views and is complimented by well-established borders.



Location

Ogden is a semi-rural location surrounded by picturesque Bronte countryside. Ogden Water Country Park incorporates a reservoir and nature reserve, popular with walker and outdoor enthusiasts. Halifax Golf Club is also located within Ogden. The area is convenient for a variety of local shops, numerous junior and secondary schools, including North Halifax Grammar School. A range of public houses and restaurants within the vicinity include the popular Moorlands Inn, only a short distance away.

General Information

Accessed through the entrance vestibule with a Upvc door, ceramic tiled flooring and further timber and opaque glazed door leading to the entrance hall. The light and airy entrance hallway is the centre point of the property.

The first door on the right gives access to the formal lounge, showcasing decorative coving and enjoying dual-aspect windows bringing in a large amount of natural light. The formal lounge enjoys a Upvc sliding door giving access to the rear garden and boasting rural views while a gas fire is the centre point of the room and is complimented by a solid Mahogany Adam style mantel and marble hearth and surround.

Leading off the lounge is a sitting room. Continuing with the decorative coving, this versatile living space is complimented by a dado rail and sliding glass door giving access to the rear garden and enjoys far reaching rural views.

Double doors from the sitting room then lead through to another spacious reception room, also accessed from the inner hallway, complimented by coved ceiling and has access to the rear garden through a Upvc sliding door.

Moving across the inner hallway to the dining kitchen. A generous space fitted with a range of low level, drawer and high-level solid timber units and complimentary roll edged worksurfaces with a ceramic sink and drainer with mixer-tap. The dual fuel rangemaster is the focal point of the room and is complimented by an overhead integrated extractor fan.

Completing the room is a side facing porch giving access to the front of the property and void with plumbing allows for an automatic washing machine and an integrated fridge freezer.

Doubling back to the inner hallway, the downstairs bathroom boasts a panelled bath with overhead mains shower, a vanity unit incorporating a wash-hand basin and a low flush WC.

Completing the ground floor accommodation and once used as separate living accommodation is a rear facing reception room with Upvc external door, and a kitchenette with a range of low level, drawer and high-level storage complimented with a roll edged work surface and a stainless-steel sink drainer.

Adjacent to the kitchenette is the drying room which also houses the gas-power central heating boiler. Mirroring the dryer room is a storage closet and towards the front of the property is a versatile room currently being used as a study but was once used as a bedroom.

Ascending the staircase the light and airy galleried landing gives way to four double bedrooms and family bathroom. The spacious principal bedroom enjoys dual aspect windows with far reaching rural views and is finished with a range of built in wardrobes and drawer units.

A further two rear facing spacious double bedrooms enjoy the rural far-reaching views, one benefiting from a range of built in wardrobes. The remaining bedroom is front facing overlooking the properties extensive front garden.

Completing the accommodation, the part tiled house bathroom boasts a three-piece suite comprising a low flush WC, vanity unit incorporating a wash-hand basin, and a corner panelled bath with stepped access.















Externals

A timber constructed gate provides access to a private road leading to a generous concreted drive providing parking for ten cars and an adjacent formal lawn with access to Hebble Brook and a range of mature trees. An attractive detached stone built double garage provides secure parking for a further two cars with power and lighting, and adjoining workshop.

Moving on, a flagged terrace gives access to the front entrance vestibule and further flagged pathway down the side of the property gives access to the well-established southeast facing lawned rear garden showcasing rural far-reaching views and offering a high level of privacy.

Access to the two enclosed grazing fields, which are approximately two acres, is provided by a well-established lawn pathway that wraps round the property and is complimented with well-defined borders.

Fixtures and Fittings

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

Wayleaves, Easements and Rights of Way

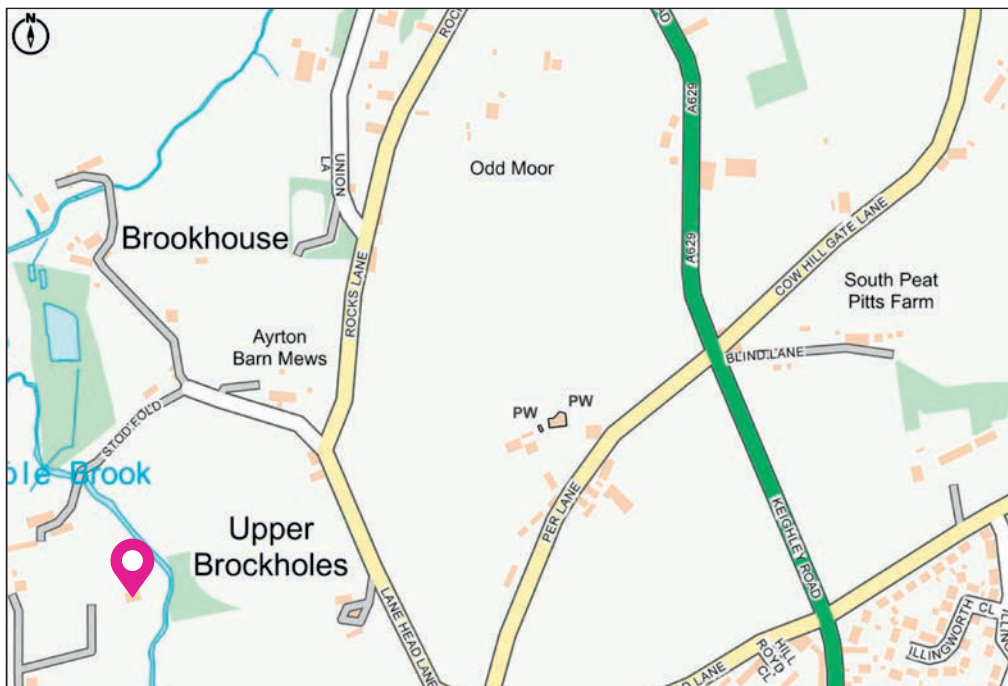
The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

The mature trees do have Tree Preservation Order, 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 Cow Green, Halifax head towards Pellon Lane and continue to follow the A629 then Turn left onto Orange Street/A629. At the roundabout, take the 1st exit onto Ovenden Road/A629 for two miles then turn left onto Raw Lane. Follow for 200 metres and turn right onto Mixenden Lane, slight right onto White Gate and Continue straight then turn left onto Lane Head Lane follow for 300 metres then turn left onto Stod Fold, take the first left at the bottom of the hill to arrive at Burnside.

For satellite navigation: **HX2 8XL**

Local Information

NEAREST STATIONS	Halifax	4.7 miles
	Keighley	8.8 miles
NEAREST SCHOOLS	Keelham Primary School	2.3 miles
	The North Halifax Grammar School	1.9 miles
MOTORWAY NETWORK	Junction 3, M606	8.0 miles
	Junction 26, M62	10.4 miles

Property Information

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



Floor Plans

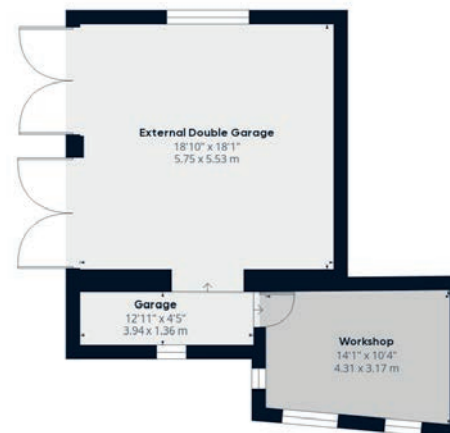
Ground Floor



First Floor



Garages



Total approximate floor area:
3,208.61 sqft (298.09m²)
 (inc Garage)

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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 • homes@charnockbates.co.uk • rightmove.co.uk

