

Charnock Bates

The Country, Period & Fine Home Specialist



Four Gables

Willowfield Road, Halifax, HX2 7NF





# Four Gables

Willowfield Road  
Halifax  
HX2 7NF



**BEAUTIFULLY RENOVATED, STONE BUILT DETACHED PROPERTY**



**GARAGE & AMPLE PARKING**



**ESTABLISHED MULTIPLE SOUTH FACING GARDENS**

- **EXTENSIVE PLANNING APPROVED**
- **BESPOKE HIGH QUALITY PLANNING DESIGNS BY AWARD-WINNING ARCHITECTS**

Asking price: £850,000

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## Summary

Four Gables is an impressive stone built 1930's property currently occupying a substantial corner plot on Willowfield Road. Lovingly renovated, internally the property comprises, Three double bedrooms with en suite., two reception rooms, stunning kitchen with integrated appliances and downstairs w/c.

Externally, the property offers extensive south facing tiered gardens, large driveway to fit four cars and single garage. All capsulated in well maintained trees and shrubbery.

Adding to the already amazing renovation there is planning approved for a considerable extension to the front elevation – Calderdale planning portal reference – 22/00989/HSE.

## Location

Willowfield is a sought-after residential location having easy access to both the centres of Halifax and Sowerby Bridge. The Crossley Heath Grammar School and The Gleddings Preparatory School are nearby in Savile Park along with a selection of good local primary schools. Crow Wood Park is a short walk away and there is a Sainsbury's Local in the area. Train Stations in both Halifax and Sowerby Bridge providing excellent access to the cities of Manchester, Leeds and Bradford. Both Manchester International airport and Leeds Bradford airport are accessible.



## General Information

Just step inside this superb family residence and you cannot fail to be impressed by the attractive and spacious accommodation provided in this 1930s stone built detached property. This delightful family home has been lovingly renovated to provide a wonderful family home with breathtaking panoramic views and a wealth of quality fixtures and fittings.

Access is gained through a composite door leading to the spacious entrance hall, here you are greeted with a long hallway that offers access to multiple rooms on the ground floor accommodation along with the wide-open staircase leading to the first floor.

The first door to your left takes you to the fully tiled downstairs w/c. complete with hand wash basin. The space is fully fitted with Duravit two-piece suite offering luxury and longevity.

The doors to the right lead you onto the dining room, a beautiful space and houses an original marble 1930's fireplace which creates a great focal point for the room coupled with the stunning feature steel windows and original doors allowing natural light to flow through the space.

Leading off to the sunroom allowing access to the outside space and offers a stunning outlook onto the well-established gardens enjoying an overlook over the valley.

Adjacent to this is the main living room. A light and airy space, helped by the large bay windows. Perfect for entertaining the living room is complete with high skirtings, decorative coving and a beautiful ceiling rose really keeping in touch with the property's rich history.

This superb kitchen is fully fitted with a range of modern pebble wall and base units incorporating marble work surfaces and equipped with everything needed. Completed with Bosch integrated appliances such as, fan assisted oven, venting induction hob, fridge freezer along with a Quooker hot and cold tap completing the space with underfloor heating and enjoying an outlook to the well-maintained garden and stream.

The kitchen also offers access to the cellar and access to the garage and is also equipped with Bosch integrated heat pump tumble dryer, integrated washing machine and integrated dishwasher.

Moving back through the spacious entrance hallway to the wide and feature staircase is a beautiful original stained-glass window which is a stunning feature to the home. Allowing natural light to fill the space giving a welcoming feeling.

Rising to the first floor, you are welcomed by three expectational bedrooms and family bathroom.

The primary bedroom, a generous sized room with a exceptional view overlooking the tired gardens and panoramic views of the valley. This room is complete with large built-in wardrobes perfect for storage and luxury carpets really giving you a cosy feel.

The second bedroom with double fronted windows offers a wonderful outlook onto the garden along with fully tiled Duravit an en- suite complete with underfloor heating, electric heated towel rail, walk- in shower with rainfall shower head and shower niche with lighting for storing all your shower essentials.

The third double bedroom offers beautiful views overlooking the side elevation with feature window and benefits from built in storage, this space is perfect nestling down on an evening for movie nights or enjoying your latest book.

Completing the first-floor accommodation is the luxury family bathroom, a beautiful and calming space, fully finished with a Duravit bathroom suite it gives luxury to practicality. The exceptional free-standing bath sits prominent in the space and is the perfect place to relax after a long day whilst listening to your favourite artist on the built in lithe audio speaker. The fully tiled double shower is fitted with heated shower seat and rainfall shower head and completed with a double sink with a LED lighting mirror and w/c. The entire bathroom is finished in exquisite black marble tiles and houses Italian built in storage which completes the space perfectly.





















## Externals

Externally, the property has a wealth of opportunities and benefits. The south facing tired gardens wrap around the property and overlook the Calder valley and offer multiple seating areas perfect for BBQ's and alfresco dining and ample for children's play areas

From the feature stonework to the small stream at the top of the garden it's an excellent space to entertain or create your own little haven. The garden also has a wealth of well-maintained mature trees and shrubby along with fruit trees and original dry-stone walls to the side.

To the front elevation you have the benefit of a large driveway to comfortably fit four cars and access to the garage and front door.

The property also has planning approved for a considerable extension to the front. Please see Calderdale planning portal reference 22/00989/HSE and attached plans.

## 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.

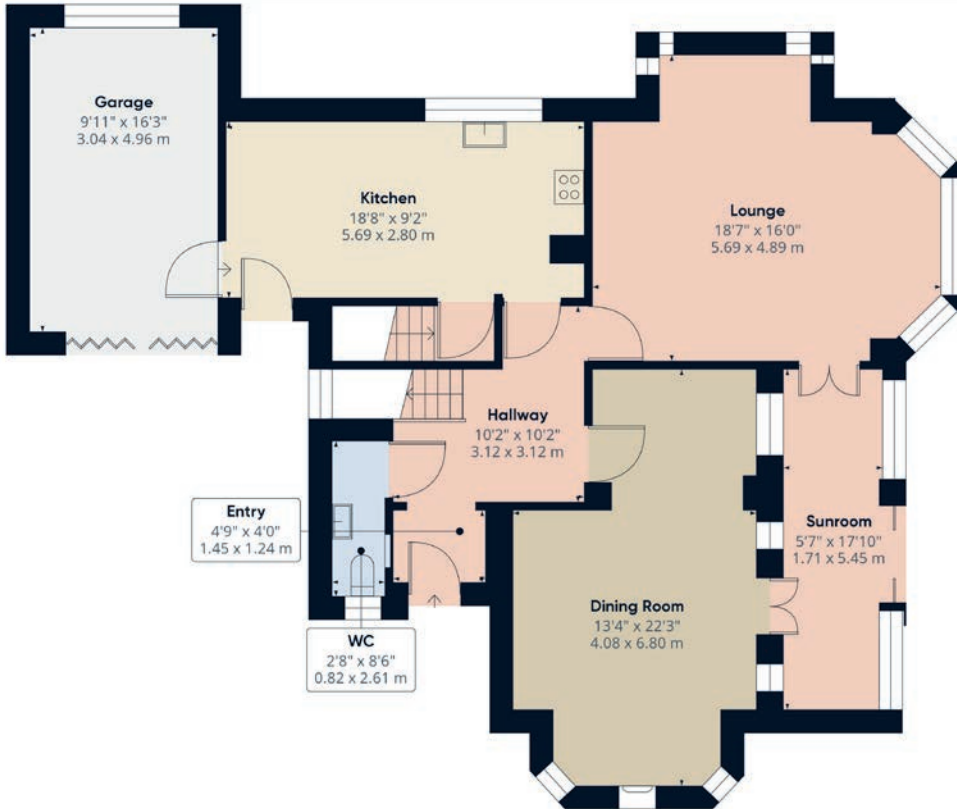




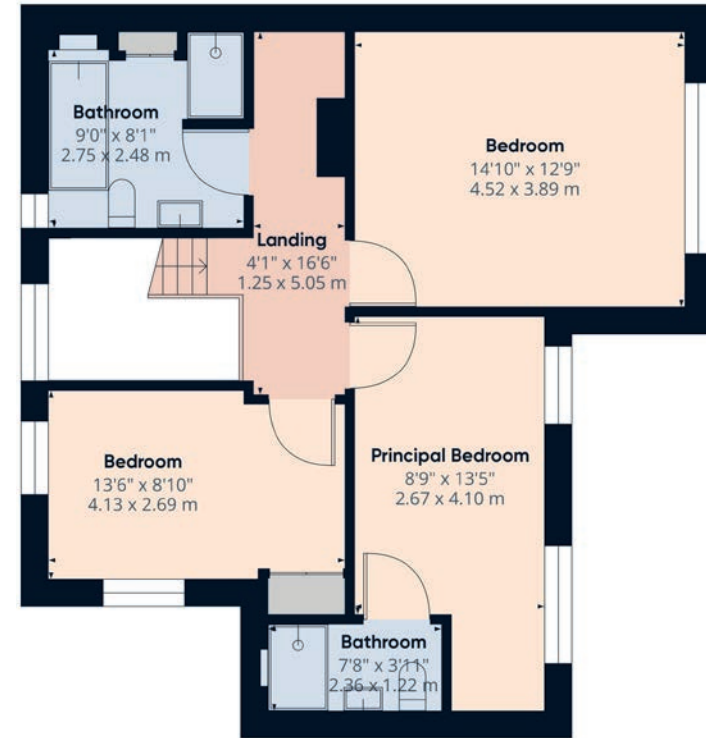


# Floor Plans

## Ground Floor



## First Floor



## Cellar



Total approximate floor area:  
**1,796.07 sqft (166.86m<sup>2</sup>)**  
(inc Garage & Cellar)

# Charnock Bates

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