

Charnock Bates

The Country, Period & Fine Home Specialist



Hazelwood

Heath Road, Halifax, HX3 0BA





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STONE BUILT DETACHED FAMILY HOME



SEVEN DOUBLE BEDROOMS



DRIVEWAY FOR SIX CARS



OCCUPIES 0.48 ACRES PRIVATE GARDENS

Guide price: £995,000

charnockbates.co.uk





Summary

Constructed in the 19th century, rich with traditional features and the former residence of Judge James Pickles. An incredibly rare opportunity to acquire Hazelwood which boasts more than 500sqm of living accommodation across three floors. The current owners have meticulously renovated the property, in keeping with the beautiful traditional features and displaying the vast accommodation throughout. This alluring family home boasts a private plot equating to 0.67 acres with 0.48 acres of garden space. Situated in this highly desirable and much sought after residential location within the Skircoat Green/Savile Park, offering magnificent period features whilst providing a modern family home and being close to well-regarded schools and amenities.

Internally the property briefly comprises; entrance vestibule, entrance hallway, lounge, sitting room, spacious kitchen diner, snug, billiard room, generous utility room, downstairs bathroom with a separate WC and access to the cellar to the ground floor. The first-floor accommodation offers, principal bedroom, dressing room/nursery and a spacious bedroom with en-suite and further spacious bedroom. An entrance hallway to the West Wing, once used as the servant quarters now giving access to the family bathroom and a further two spacious bedrooms. Completing the accommodation is a spacious loft room with ensuite bathroom and further bedroom to the second floor.

Externally, the property sits within 0.67 acres of landscaped gardens surrounded by a tall, stone garden wall bestowing a high level of privacy. A sweeping hardstanding driveway offers parking for six cars while a generous lawn with mature Beech trees give access to the side of the property. To the rear, a stone wall with pedestrian timber gate gives access to a solid stone path and terrace leading to the rear door.

Location

Savile Park is a sought after, convenient location and is a short distance to Halifax Town Centre. There are a wide range of local amenities nearby which include local shops, hairdressers, bars, supermarkets and doctors surgeries. There are a variety of schools within the area which include a private school and a Grammar School which are both within walking distance. Savile Park is also within walking distance to the Lloyds Banking Group head office and the Calderdale Royal Hospital. Manor Heath Park nearby is recognised as one of the best parks within the region with a Tropical butterfly and plant centre, a full programme of events for all the family throughout the year and cafe and play areas.



General Information

Access is gained through a solid timber and glazed door into the entrance vestibule. Double doors lead through to the welcoming entrance hallway finished with Victorian quarry tiles and feature archway. An open stone staircase with spindle balustrade rises to the first floor.

The first door on your right takes you through to the spacious lounge, showcasing high skirting and panelled feature walls, with ornate cornice ceiling coving. A large bay window to the front elevation floods the room with natural light and enjoys an outlook into the private garden, while an open decorative fireplace is the focal point of the room, showcasing an Adam style stone hearth and ornate surround.

Moving back across the hallway to the beautiful dining kitchen, the real heart of the home, finished with solid oak flooring and showcasing ornate high skirting and panelled walls complemented by cornice coved ceiling. A front elevation feature bay window allows for natural light while enjoying an outlook into the garden. The focal part of the room is the ornate Adam style decorative fireplace with granite hearth and marble surround.

The kitchen offers a central island and a range of wall, drawer and base bespoke shaker style units with a recess for an American style fridge freezer and a built-in larder cupboard. Contrasting granite worksurfaces incorporate a one and a half bowl sink and drainer with a boiling water mixer tap. Integrated appliances include two, two ring induction hobs, dishwasher, electric fan over and microwave. A further door leads to the cellar, a spacious room proving useful storage.

Leading from the kitchen is the WC and separate three-piece bathroom boasting a Royal Doulton porcelain hand wash basin with drainer and a roll top free standing Victorian Style bath complemented by a luxurious walk-in overhead and handheld mains powered shower.

Circling back through to the kitchen. A solid stone floor leads to the rear external door and utility room. The generously sized utility room offers a range of base and wall units with complementing solid timber work surfaces, a set of wall mounted shelving storage and voided space with plumbing for an automatic washing machine. Finishing the room is the double Shanks porcelain wash basins with hot and cold taps. A door leads through to the old coal bunker, currently being used as a storage room.

Moving back through the kitchen to the snug, a delightful room benefiting from two Velux windows allowing for natural light, exposed beams forming a truss and a set of built in cupboards and shelving units.

A door from the kitchen moves to the billiard room. A spacious and versatile room offering the potential to create further living accommodation, subject to obtaining the relevant planning consents.

Completing the ground floor accommodation is a further sitting room boasting ornate decorative ceiling coving, high skirting and feature panelled walls. The decorative open fire with ornate marble surround and herringbone brick and stone hearth beautifully complements the space.

Rising to the half landing immediately noticing the stained-glass skylight allowing for borrowed light. The half landing has a feature window, decorative ceiling rose with ornate coved ceiling and gives access to a study and to a three-suite shower room with WC, a wall mounted sink with mixer tap and a glazed quadrant corner with sliding door cubicle with overhead mains shower complemented with Victorian style tiled walls. Stairs then lead up to the first floor landing.

The spacious principal bedroom boasts a front elevation feature bay window enjoying views into the garden alongside ornate coved ceilings and a range of bespoke fitted wardrobes. Boasting a porcelain pedestal hand wash basin with hot and cold taps and the Adam style, Victorian open display fireplace is the focal point of the room, finished with a ceramic tiled hearth and ornate decorative surround.

A door leads through to a versatile room with the potential to be turned into a nursery or dressing room and benefits from decorative coved ceiling and dado railing.

Back through to the landing. Adjacent to the principal bedroom is a further spacious bedroom, enjoying dual aspect decorative leaded glazing, ornate coved ceiling with picture rails and benefiting from a set of fitted double wardrobes. The Victorian style open display fire with ceramic tiled hearth and ornate solid oak surround complements the room well. A three-piece ensuite shower room boasts a low flush WC, wall mounted sink with mixer and glazed quadrant corner shower cubicle with sliding door boasting a luxurious rainfall shower.

Across the landing, a further spacious bedroom with built in storage cupboards boasts a front elevation feature bay window enjoying the garden views, ornate ceiling coving and a hand wash basin with hot and cold taps. A Victorian open display fire with Adam style hearth and solid timber surround finishes the room.

The final door from the landing leads to the West Wing. Originally used as the servant quarters the accommodation continues. The first door on the right is the family bathroom, boasting a cast iron roll top Victorian style bath, tiled marbled walls, a pedestal hand wash basin with hot and cold tap, tiled flooring and a WC.

Following the hallway, a further bedroom boasts a feature window and a set of built in wardrobes.

At the end of the hallway, a solid oak bookshelf opens and leads to the final bedroom on this floor. Benefitting from inset spot lighting and an ensuite shower room with low flush a WC, pedestal hand wash basin and a sliding glazed door giving access to the overhead and handheld mains powered shower.

Returning through to the hallway of the west wing and ascending the stairs to the third floor. A spacious bedroom boasts solid timber trusses and a feature window enjoying far reaching views. A four-piece ensuite comprises a low flush WC, 'L shaped' panelled bath with glazed screen and overhead shower and his and hers sink with mixer tap.

Completing the accommodation is a further bedroom with feature window.

Externals

A tall, stone garden wall with traditional stone columns and ornate wrought iron display plinths lead to a private sweeping hard standing driveway for six cars. The generous, southeast facing lawn with mature beech trees, bestows the grounds in a high level of privacy and offers approximately 0.48 acres of outdoor space.

To the side, a Victorian tiled terrace, formally once housing the orangery is now the perfect place for entertaining and alfresco dining. Steps descend to a further gravelled patio with a stone wall and gate giving access to the rear garden.

To the rear, a further stone wall with timber pedestrian gates gives access from the road and bestows the garden in a high level of privacy. A solid stone pathway gives access to a further stone terrace and access to the property.

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 these rights whether public or private, whether mentioned in these particulars or not.

The mature trees do have Tree Preservation Orders, 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.













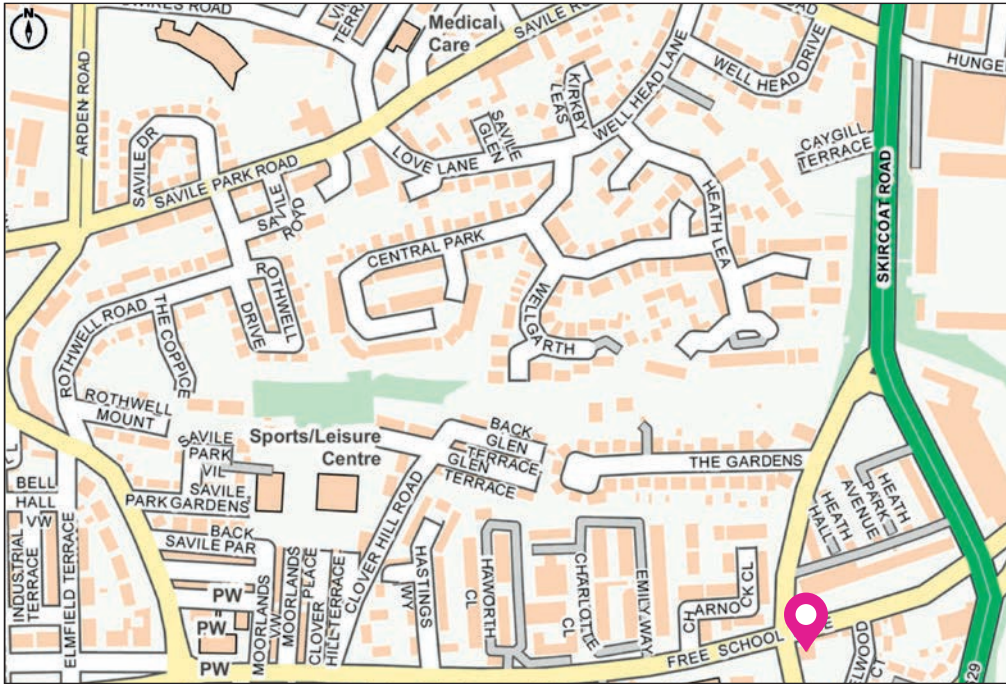












Directions

From Bull Green Roundabout head towards Barum Top then continue onto Fountain Street. Turn right onto Commercial Street and continue for 0.5 miles. Turn Right onto Heath Road, at the traffic lights continue straight across then take your first left to arrive at Hazelwood.

For satellite navigation: **HX3 0BA**

Local Information

NEAREST STATIONS	Halifax	0.9 miles
	Sowerby Bridge	2.7 miles
NEAREST SCHOOLS	Savile Park Primary School Heath Site	0.3 miles
	The Crossley Heath School	1.2 miles
MOTORWAY NETWORK	M62, Junction 24	4.6 miles

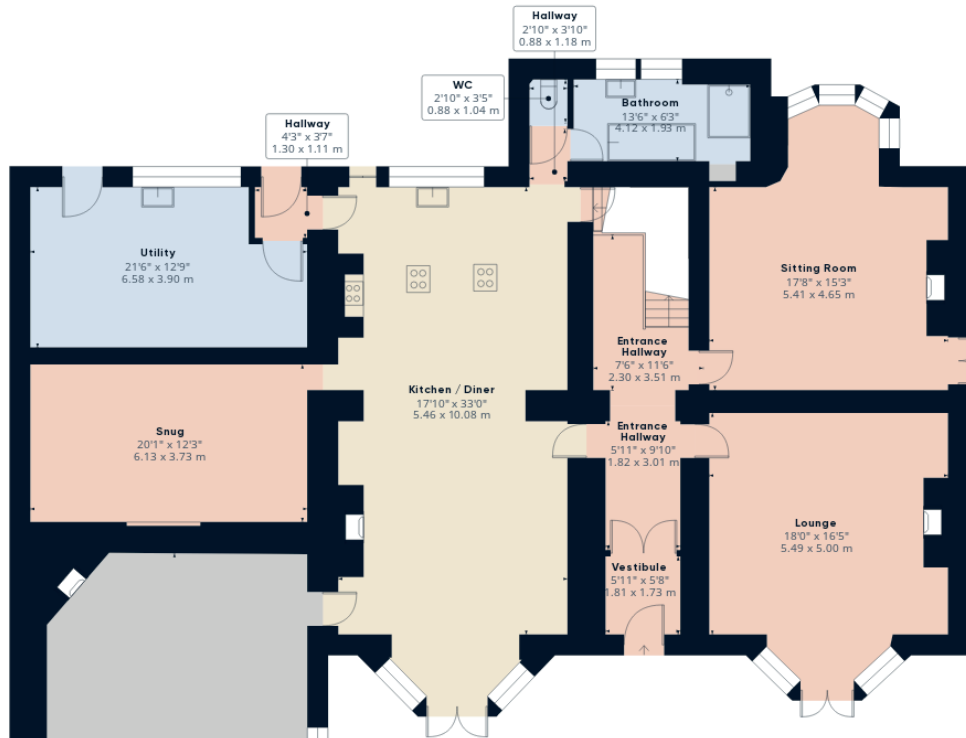
Property Information

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

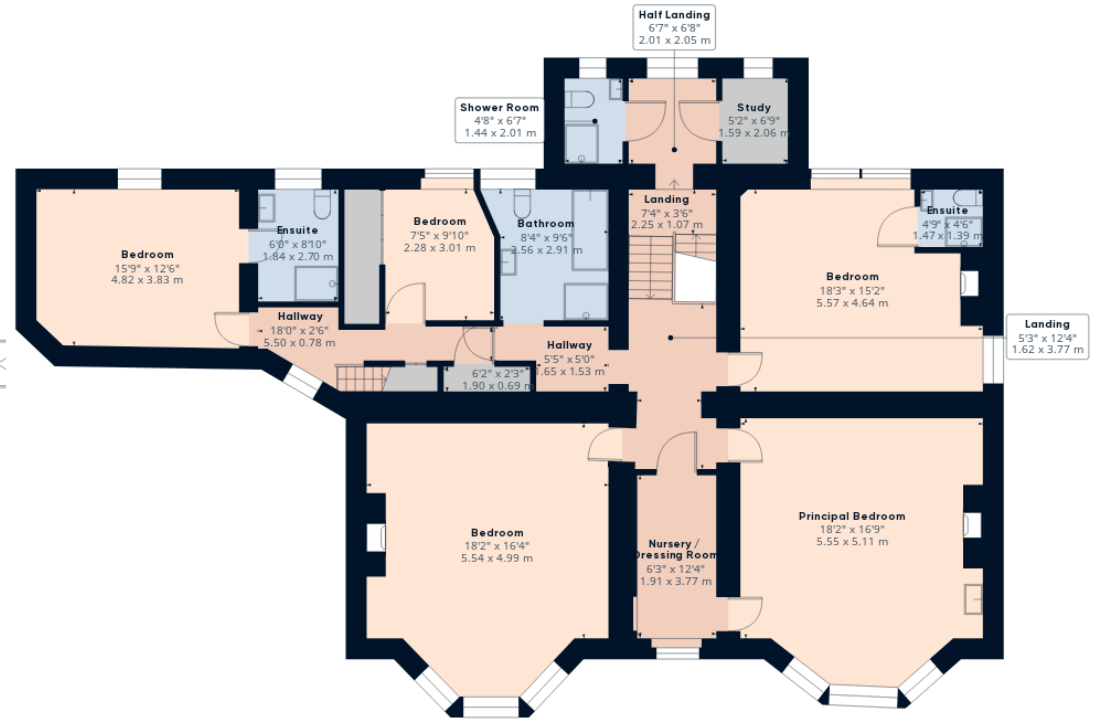


Floor Plans

Ground Floor



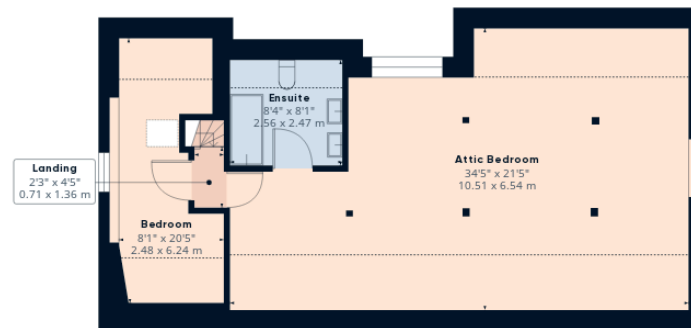
First Floor



Cellar



Second Floor



Total approximate floor area:
5,662.68 sqft (526.08m²)

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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

