

Charnock Bates

The Country, Period & Fine Home Specialist



St Ives

160 Whitehill Road, Illingworth, Halifax, HX2 9UH





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SEMI-DETACHED FAMILY HOME



FIVE BEDROOMS, TWO RECEPTION ROOMS



GATED DRIVEWAY & DETACHED GARAGE



CORNER PLOT WITH LAWN & TERRACE

Guide price: £345,000

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Summary

Occupying a prominent position with far-reaching rural views over neighbouring fields, St Ives is a stone-built semi-detached family home offering spacious accommodation over three floors alongside gardens to three elevations.

Internally, the property briefly comprises; entrance hallway, lounge, dining room, breakfast kitchen, two storerooms, cloakroom with w/c and rear entrance porch to the ground floor, principal bedroom, two further bedrooms and house bathroom to the first floor and two bedrooms to the second floor.

Externally, a gated driveway provides off-street parking for one car, with a detached garage and further on-street parking. A wrap around garden to three elevations includes a terrace, landscaped allotment garden and lawn bordered by mature planting and shrubbery.

Location

Set within a sought-after residential location convenient for a wide range of local amenities, including junior and infant and secondary schools, with both North Halifax Grammar School and Trinity Academy located a short distance from the property. The area boasts excellent commuter links to both Halifax and Bradford, along with access to the M62 motorway network and rail network with regular services running from the main Halifax station to Leeds, Manchester and London. Additional local amenities include a range of independent retailers and public houses along with a nearby Morrison's supermarket.



General Information

Access is gained through a Upvc and glazed door into the welcoming entrance hallway, creating an immediate feeling of space and showcasing high skirting and coving. An open staircase with decorative balustrade rises to the first floor.

The first door on your right takes you through to the spacious lounge, showcasing high skirting, coving, picture rails and decorative ceiling, with a large bay window to the front elevation allowing for natural light to flood through while enjoying an outlook into the garden and neighbouring fields. A gas fire sits at the focal point with an Adam-style mantel, marble hearth and surround.

A second spacious reception room is positioned to the rear of the property, again showcasing high skirting, coving and picture rails, with a large window to the rear elevation and a gas fire to the focal point with Adam-style mantel, marble hearth and surround.

Moving through to the breakfast kitchen which boasts a large window enjoying an outlook over neighbouring fields. The kitchen offers a range of wall, drawer and base units with contrasting laminated worksurfaces, complimented by tiled splashbacks and incorporating a stainless-steel one-and-a-half bowl sink and drainer with mixer-tap.

Leading off the breakfast kitchen is the rear entrance hallway, benefitting from two storerooms and a cloakroom with w/c and wash-hand basin. A door give access to a porch which in turn accesses the rear garden and driveway.

Rising to the first-floor landing, accessing three bedrooms and the house bathroom. An open staircase with decorative balustrade rises to the second floor.

The principal bedroom is positioned to the front of the property, showcasing high skirting, coving and picture rails and benefitting from built-in wardrobes and a bay window enjoying an outlook over the neighbouring fields.

Finishing off the first-floor accommodation is a second spacious double bedroom, further bedroom, and part tiled house bathroom with a three-piece suite comprising a w/c, pedestal wash-hand basin and panelled bath with overhead shower.

Rising to the second-floor landing accessing two further bedrooms which complete the accommodation. A spacious double and a study/fifth bedroom benefitting from velux skylights allowing for natural light and enjoying far-reaching views.















Externals

To the rear of the property, a gated driveway provides off-street parking for one car, with steps leading down to a flagged terrace and the rear porch. An adjacent landscaped garden give access to the side door of the garage.

A tarmacked pathway continues round to the side of the property offering a further terrace, with gated access to a track which also accesses the detached single garage with power, lighting and up-and-over door.

The tarmacked pathway then continues round to the front door and enclosed front garden with a lawn bordered by mature planting and shrubbery offering a private space to sit and relax while taking in the far-reaching rural views.

Fixtures and Fittings

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

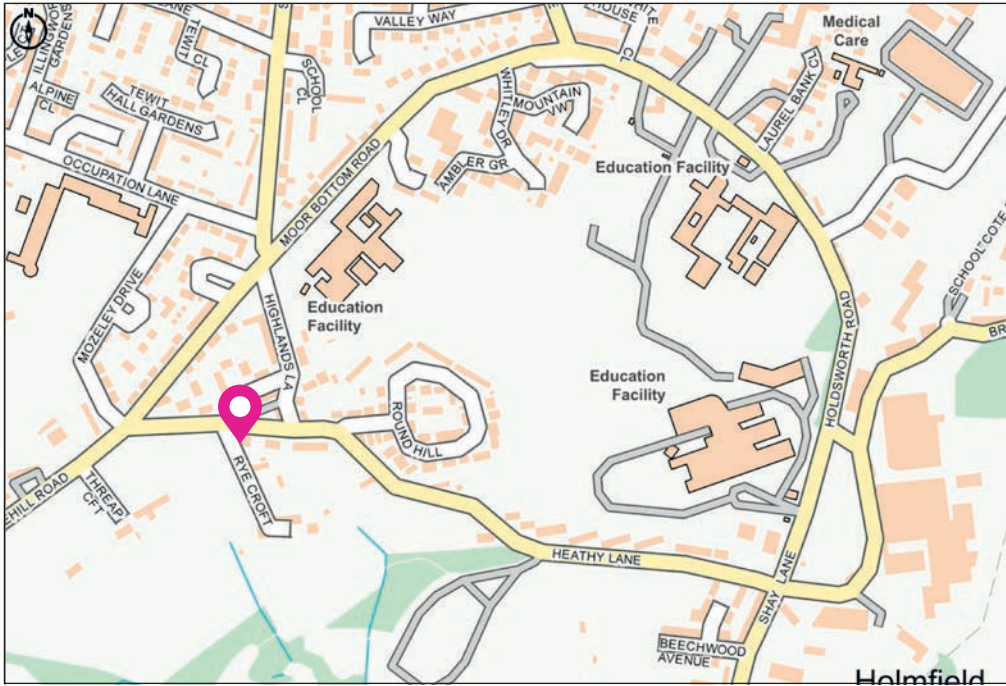
Wayleaves, Easements and Rights of Way

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 head to Orange Street roundabout, taking the second exit on to Ovenden Road (A62) and continuing for approximately miles before taking a right-hand turn on to Whitehill Road and then another right-hand turn to continue on Whitehill Road where you will find the property on your right-hand side indicated by a Charnock Bates board.

For satellite navigation: **HX2 9UH**

Local Information

NEAREST STATIONS	Halifax	3.2 miles
	Sowerby Bridge	5.3 miles
NEAREST SCHOOLS	North Halifax Grammar School	0.2 miles
	Whitehill Community Academy	0.3 miles
	Trinity Academy Halifax	0.5 miles
MOTORWAY NETWORK	Junction 25, M62	8.5 miles

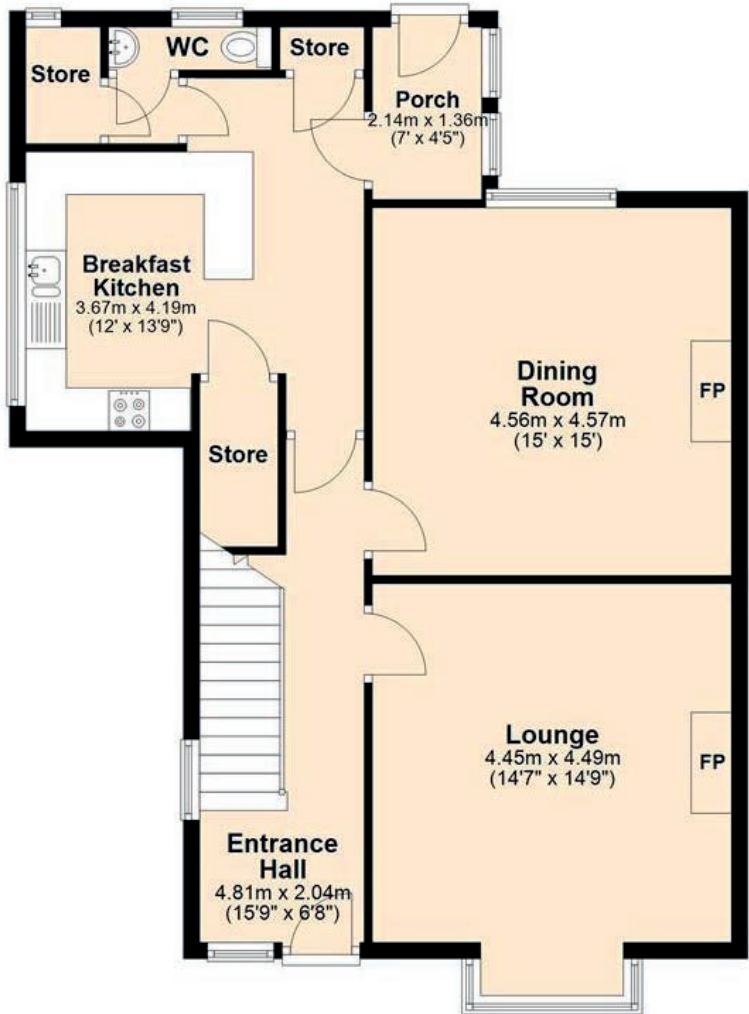
Property Information

TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	TBC
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band D
ELECTRICITY SUPPLY	Mains
GAS SUPPLY	Mains
WATER SUPPLY	Mains
HEATING	Gas central heating
BROADBAND	Not connected
MOBILE SIGNAL	Good coverage

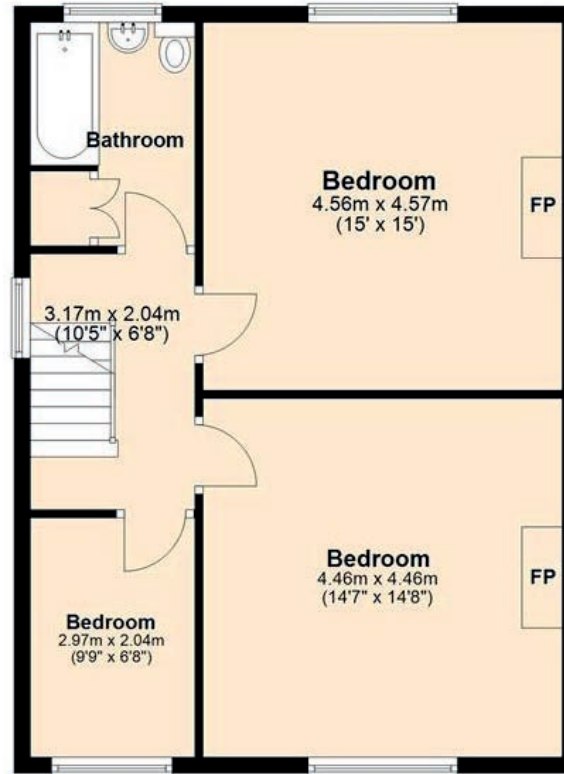


Floor Plans

Ground Floor



First Floor



Second Floor



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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

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