

Charnock Bates

The Country, Period & Fine Home Specialist



High Trees

Copley Lane, Halifax, HX3 0TJ





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Halifax
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PERIOD STONE-BUILT DETACHED



FOUR DOUBLE BEDROOMS



DRIVEWAY & TWO GARAGES



WONDERFUL, SOUTH-FACING GARDENS

Offers over: £750,000

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Summary

Occupying a prominent, elevated position in a highly desirable location, High Trees is a wonderful, attractive, stone-built detached family home with established, wrap around, South-West facing gardens and spacious, well-presented accommodation over two floors, offering modern living while retaining a wealth of high-quality, period fixtures and fittings throughout.

Internally, the property briefly comprises; entrance hallway, lounge, dining kitchen, conservatory, study and cloakroom with w/c to the ground floor and principal bedroom with en-suite and dressing room/fifth bedroom, three further double bedrooms and house bathroom to the first floor.

Externally, a driveway provides off-street parking for three cars, leading to a detached garage with electric up-and-over door, providing secure parking for a further car. An additional garage is accessed from the roadside. A fantastic wrap around gardens boasts a Yorkshire-stone terrace with Koi pond, generous lawn bordered by mature plants and shrubbery, further Yorkshire-stone flagged seating area and composite decked area with summerhouse.

Location

Lower Skircoat Green is a sought-after location being close to the centres of both Halifax and Sowerby Bridge. Copley Wood is within walking distance to the centre of Skircoat Green where there are a variety of local amenities. There is a large supermarket a short drive away. The Calderdale Royal hospital is a short walk away.

There is also the popular Manor Heath Park which is recognised as one of the best parks in the area with a tropical butterfly and plant centre, full programme of events for all the family throughout the year, a cafe and play areas.

There are excellent local schools nearby including The Gleddings Preparatory School and The Crossley Heath School. A bus route nearby. Trains from both Halifax and Sowerby Bridge have links to the cities of Manchester, Leeds, Bradford and the Halifax station has links to London.

General Information

Access is gained through a composite and glazed door into the light and airy entrance hallway, finished with maple parquet flooring and showcasing a panelled feature wall, coving and a ceiling rose. An open staircase with spindle balustrade rises to the first floor.

Leading off the hallway, the spacious lounge, featuring coving and a ceiling rose, benefits from dual aspect windows allowing for natural light to flood through while enjoying a pleasant outlook into the garden. An open fire sits at the focal point with Adam-style mantel, decorative tiled inset and hearth.

Moving through to the dining kitchen, finished with contemporary tiled flooring benefitting from underfloor heating, with dual aspect windows, wonderful period features, and French doors leading out to the rear garden.

The kitchen offers a range of cream shaker-style wall, drawer and base units with a recess for an American fridge-freezer and with contrasting granite worksurfaces incorporating an inset bowl sink with mixer-tap. Integrated appliances include; Bosch oven, combination oven and warming drawer, dishwasher, wine cooler and Bosch induction hob with extractor hood above and granite splashback.

Leading off the dining kitchen, the spacious conservatory continues the contemporary tiled flooring with underfloor heating, with exposed stonework, and a fantastic outlook into the rear garden, with bi-fold doors leading out to a stone flagged patio, creating the perfect entertaining space for bbq's and alfresco dining. A gas fire sits at the focal point on a granite hearth.

Completing the ground floor accommodation, a versatile room, currently used as a study, enjoys an outlook into the rear garden, while a cloakroom benefits from built-in storage and comprises a w/c and wash-hand basin, complimented by a glass splashback.

Rising to the first-floor landing, enjoying panelled features walls, showcasing coving and a ceiling rose and accessing four bedrooms, a dressing room/fifth bedroom and the house bathroom.

The spacious principal bedroom has dual aspect windows enjoying an outlook over the front garden and beyond towards the Calder Valley countryside and boasts a fully tiled en-suite, with attractive stained-glass window to the side elevation, and offering a three-piece suite comprising a w/c, wash-hand basin with storage beneath and a walk-in rainfall shower cubicle.

A door from the principal bedroom leads through to a dressing room, with a window allowing for natural light, and with a separate access from the hallway offering the option to use as a fifth bedroom.

Moving through to a second double bedroom, also positioned to the front aspect, showcasing coving and a ceiling rose, and boasting extensive views of the garden and beyond towards the hills of Norland.

Completing the accommodation, two further double bedrooms enjoy an outlook over the rear garden while the part tiled house bathroom boasts a stained-glass window and a contemporary three-suite comprising a w/c, wash-hand basin and panelled bath with overhead shower attachment.















Externals

A sweeping tarmac driveway provides off-street parking for three cars, leading to a spacious, detached single garage with power, lighting and electric up-and-over door, and with a vaulted ceiling providing useful storage space. A further single garage with power, lighting and electric up-and-over door can be accessed from the roadside.

A pathway and Yorkshire-stone steps from the driveway lead to the front door, adjacent to a lawn and manicured garden containing mature planting and shrubbery creating a pleasant aspect.

Yorkshire-stone steps from the driveway also lead up to a flagged terrace, containing a Koi Pond, and being accessed from the French doors of the dining kitchen and bi-fold doors of the conservatory, creating the perfect entertaining space for bbq's and alfresco dining.

A Yorkshire-stone flagged path continues round to the rear of the property, with stone steps leading up to a generous raised lawn, bordered by mature planting and shrubbery, with a raised decking area, with timber shed and lean too greenhouse.

A tiered, Yorkshire-stone flagged terrace offers a private space to sit and relax while taking in the extensive views, while a composite decking area benefits from a summerhouse with power, lighting, dual aspect windows and a built-in base unit with contrasting worktop and a recess for a wine cooler.

Fixtures and Fittings

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

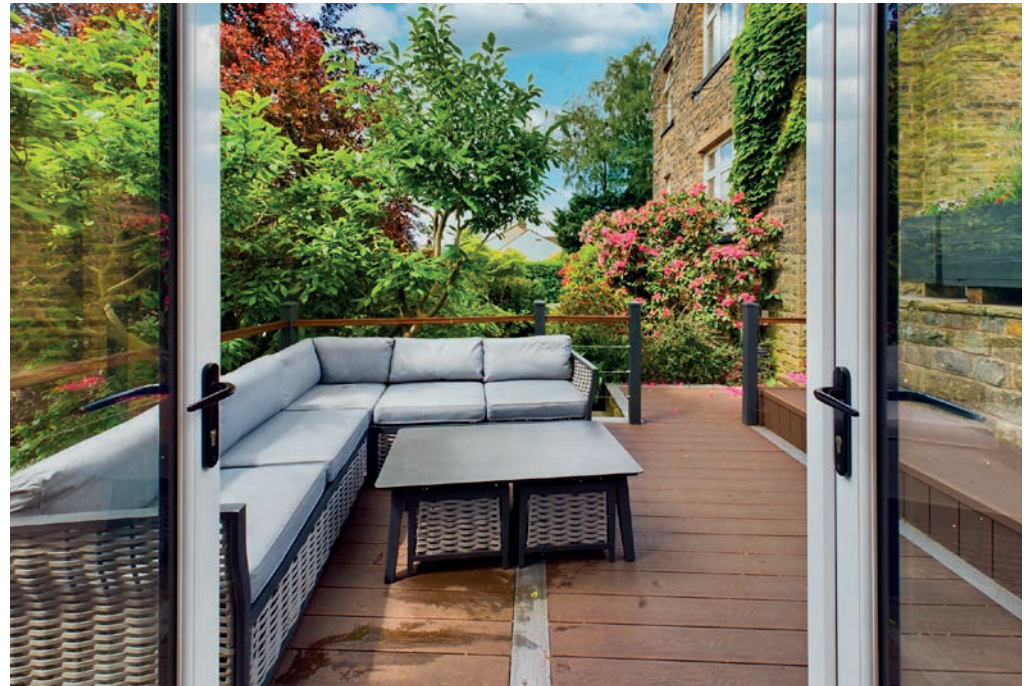
Wayleaves, Easements and Rights of Way

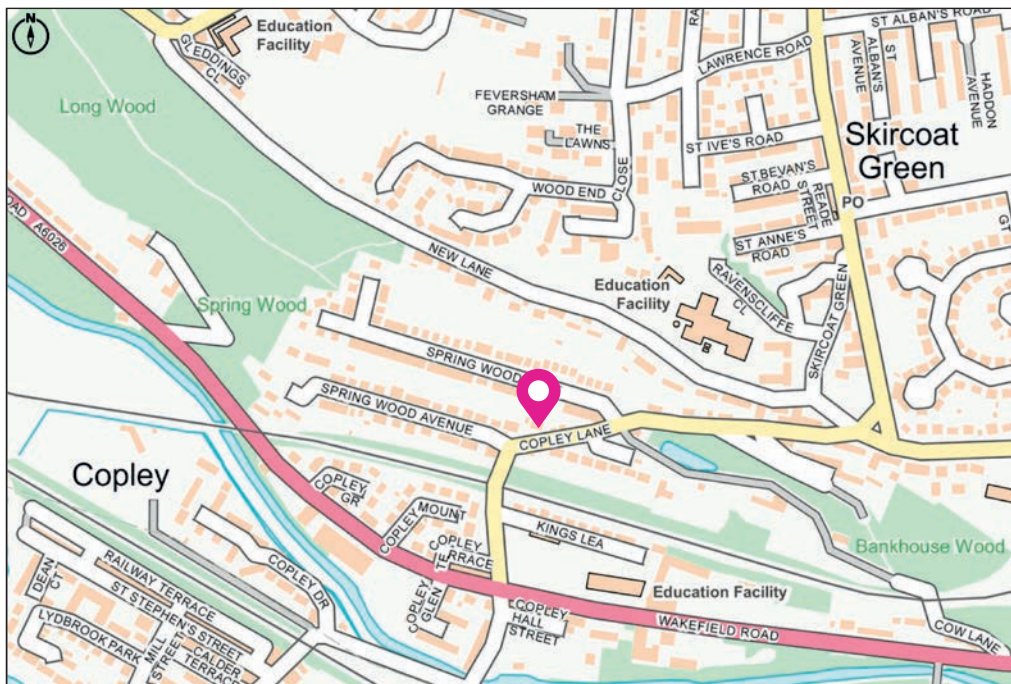
The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

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 town centre head down Huddersfield Road (A629) towards Calderdale Hospital. Take a right just after the hospital on to Dudwell Lane and continue until taking a left on to Copley Lane. Continue down Copley Lane where you will find High Trees on your right-hand side signposted by a Charnock Bates board.

For satellite navigation: **HX3 0TJ**

Local Information

NEAREST STATIONS	Halifax	1.8 miles
	Sowerby Bridge	2.0 miles
NEAREST SCHOOLS	Copley Primary School	0.2 Miles
	All Saints Junior & Infant School	0.4 miles
	Ther Gleddings Preparatory School	0.8 miles
	The Crossley Heath School	1.3 miles
MOTORWAY NETWORK	Junction 24, M62	4.5 miles

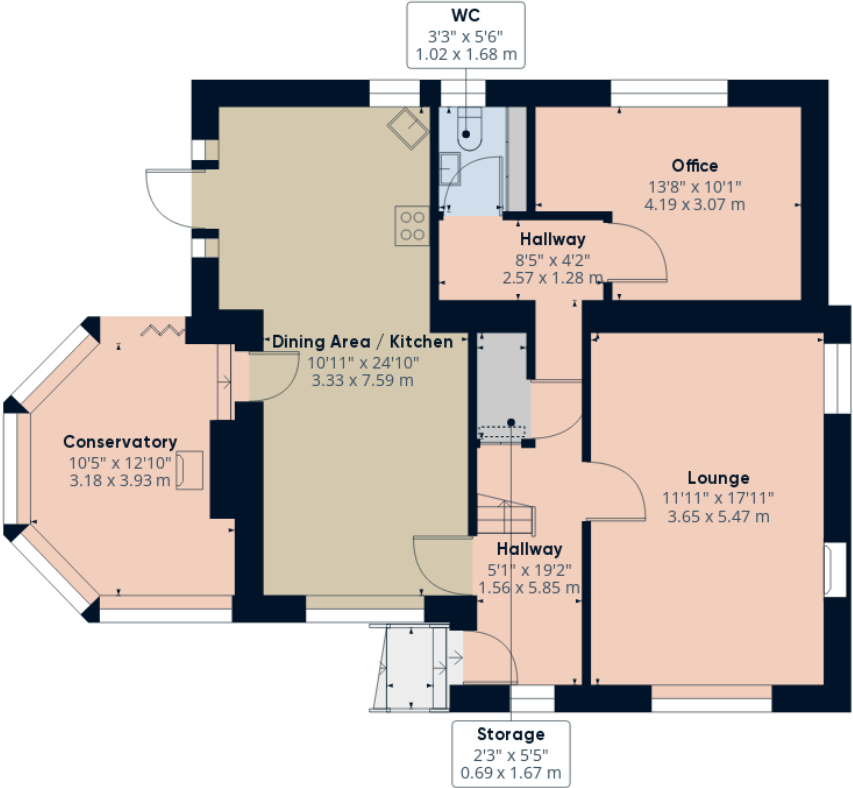
Property Information

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

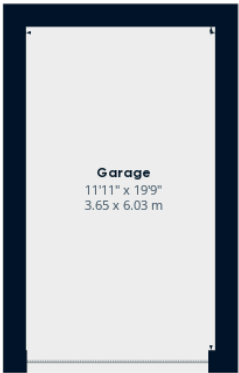
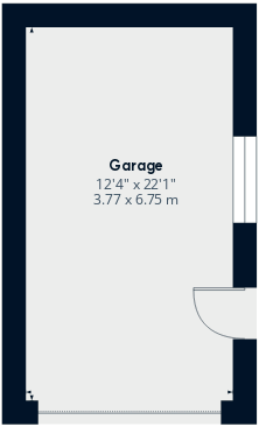
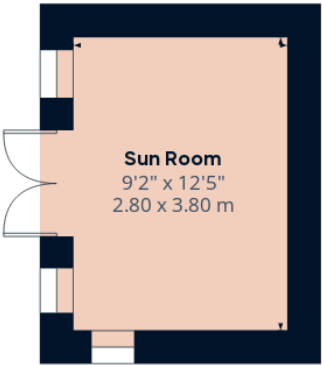
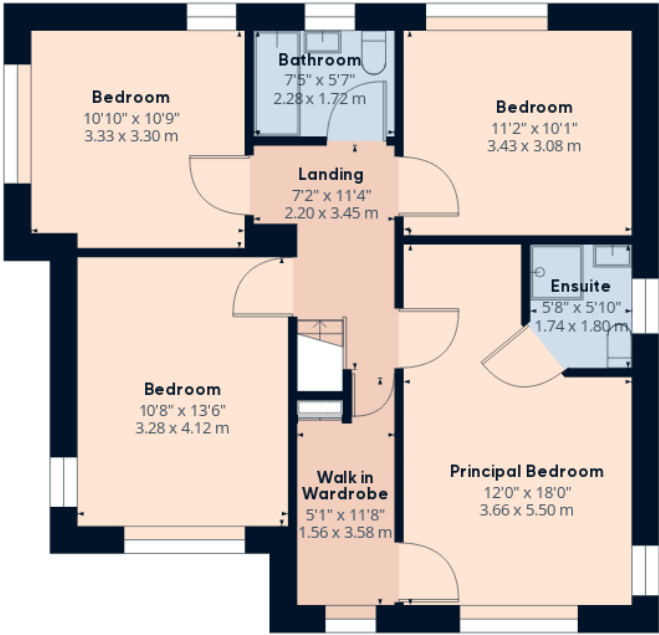


Floor Plans

Ground Floor



First Floor



Total approximate floor area:
2,303.34 sqft (213.99m²)
(inc Garages & Summerhouse)

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