

Charnock Bates

The Country, Period & Fine Home Specialist



2 Spring Rock

Lighthazels Road, Soyland, Halifax, HX6 4NP





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STONE BUILT COTTAGE WITH THREE RECEPTION ROOMS



THREE BEDROOMS



SINGLE GARAGE PLUS OFF STREET PARKING FOR ONE CAR



GARDEN AND FAR REACHING COUNTRYSIDE VIEWS

A DEVELOPMENT OPPORTUNITY SOLD WITH NO ONWARD CHAIN

Guide price: £450,000

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Summary

An exceptionally rare opportunity to acquire two deceptively spacious cottages, situated in the tranquil and picturesque location of Lighthazels Road, Soyland. These properties are offered either individually or as a pair potentially creating one dwelling, subject to obtaining the necessary building control and planning permissions.

Number 2 Spring Rock is a spacious three-bedroom semi-detached cottage, the larger of the two dwellings and owns the majority of the plot. The property offers potential for renovation, presenting a prime opportunity to create a bespoke family home. Located in a peaceful countryside setting, yet still within easy reach of local amenities including well regarded schools and benefits from good local transport links including being on a bus route, the property offers a perfect mix of rural charm and convenience.

The property briefly comprises: entrance porch, inner entrance vestibule, lounge, downstairs wet room, dining room, kitchen and rear porch, to the ground floor. Three double bedrooms and family bathroom complete the first-floor accommodation.

Externally, the property offers off-street parking for one vehicle, along with a detached single garage. The tiered, walled rear garden provides excellent potential for outdoor entertaining and alfresco dining, with ample room for further improvements. Additionally, a stone-built outbuilding presents an ideal space for a workshop or storage shed.

Location

Spring Rock Cottages are located in Soyland, which is regarded as one of Calderdale's premier locations being close to the M62 network accessing both Leeds and Manchester. The nearby centre of Ripponden benefits from independent restaurants, bars, health centre, pharmacy and shops yet still remains within superb open countryside. Soyland Town is accessible to both Leeds Bradford Airport and Manchester International Airport. There are excellent local schools including Ripponden Pre-School, Ripponden Junior & Infant School and Rishworth School.



General Information

Access is gained through the porch, which features a tiled floor, double-glazed windows, offering picturesque far-reaching views of the surrounding countryside. A solid timber and glazed door leads into the inner hall. To the left, a door provides entry to the lounge, while the staircase ascends to the first floor.

The lounge features dual-aspect double-glazed windows, with an open-display fireplace serving as the room's focal point, complemented by a ceramic-tiled hearth and surround. From the lounge, access is provided to the downstairs wet room.

The modern wet room is equipped with a low flush WC, a wall-mounted sink with mixer tap, electric power shower, and fully tiled walls and flooring.

Returning to the entrance hall and continuing into the dining room, which has a window overlooking the rear garden, letting in plenty of natural light. There is also a door leading to the understairs storage and the rear communal porch.

Continuing into the kitchen, which features a range of base and drawer units with roll-edged work surfaces, a stainless-steel sink and drainer, and freestanding electric cooker. The kitchen also houses the property's oil-powered boiler and includes a walk-in pantry.

Ascending the stairs leads to the landing, which provides access to a storage cupboard, three double bedrooms, and the family bathroom.

The spacious principal bedroom features front-facing windows that provide beautiful views of the surrounding countryside.

Completing the accommodation on this floor are an additional two additional double bedrooms all of which share beautiful far-reaching views of the countryside and the four-piece family bathroom, which includes a low flush WC, a freestanding sink with hot and cold taps, a glazed shower cubicle with an electric shower, and a panelled bath.











Externals

Externally, the property offers a vehicle hardstanding area with parking for one car, along with access to the detached single garage, providing secure parking for an additional vehicle. A pedestrian path runs along the side of the property, leading to the rear garden, which features a tiered layout and a stone-built outhouse. The garden also houses the oil tank and provides access to the rear porch currently shared with number 1, however, can easily be divided for independent use.

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 a oil powered boiler, electric immersion heater and a shared septic tank with number one Spring Rock. 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 proceed to King Cross Street, then take the slip road onto King Cross Street, continue to follow the A58. Keep left to continue onto Aachen Way (A58) until you reach King Cross traffic lights, stay in the left lane to continue through the lights and onto Rochdale Road. Follow the road until you reach a mini roundabout, head across the roundabout into Sowerby Bridge. Continue to follow Rochdale Road until you reach Triangle, then turn right onto Oak Hill which leads onto Mill Bank Road. Follow signs to the Alma Inn and once reached, turn left. Follow the road and the cottage will be on the right-hand side indicated by the Charnock Bates for sale board.

For satellite navigation: **HX6 4NP**

What3Words: **Startles.Forehand.Masters**

Local Information

NEAREST STATIONS	Sowerby Bridge	3.1 miles
	Mytholmroyd	4.3 miles
NEAREST SCHOOLS	St Mary's CofE (VC) Junior and Infant School	1.1 miles
	Ryburn Valley High School	2.2 miles
MOTORWAY NETWORK	M62 Junction 22	2.4 miles

Property Information

TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	TBC
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band C
ELECTRICITY SUPPLY	Not known
GAS SUPPLY	N/A
WATER SUPPLY	Yorkshire Water
HEATING	Oil Powered Boiler
BROADBAND	No
MOBILE SIGNAL	Good coverage

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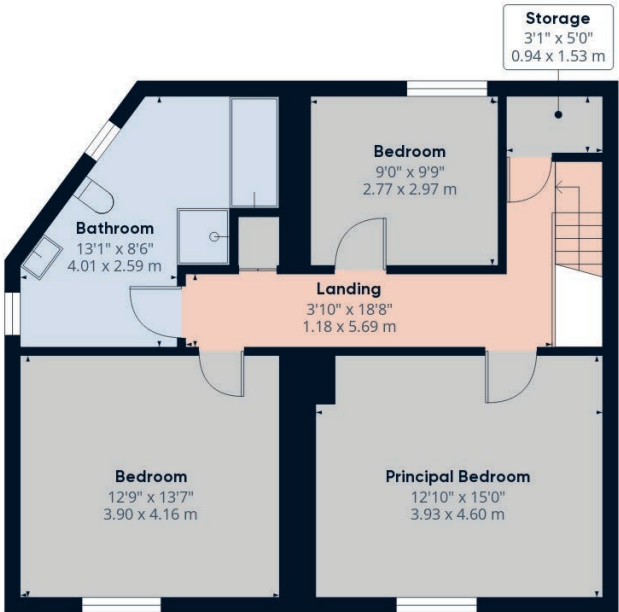


Floor Plans

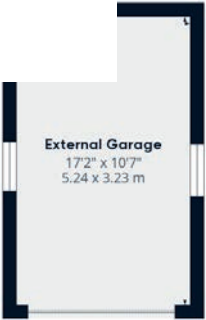
Ground Floor



First Floor



Garage



Total approximate floor area:
1,701.24 sqft (158.05m²)
(inc Garage)

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