

Charnock Bates

The Country, Period & Fine Home Specialist



1 Spring Rock

Lighthazels Road, Soyland, Halifax, HX6 4NP





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STONE BUILT COTTAGE WITH KITCHEN DINER



TWO DOUBLE BEDROOMS PLUS ATTIC SPACE



ON STREET PARKING



FAR REACHING COUNTRYSIDE VIEWS

A DEVELOPMENT OPPORTUNITY SOLD WITH NO ONWARD CHAIN

Offers over: £225,000

charnockbates.co.uk





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 1 Spring Rock offers potential for renovation, presenting a prime opportunity to create a bespoke home. Located in a peaceful countryside setting, yet still within easy reach of local amenities and transport links, the property offers a perfect mix of rural charm and convenience.

Number 1 Spring Rock Cottage briefly comprises front and rear entrance porches, a lounge with understairs storage, and a kitchen/diner on the ground floor. The first-floor features two double bedrooms, a family bathroom, and attic space. With stunning, far-reaching scenic views, this property must be viewed to be fully appreciated.

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

A UPVC external door leads into the porch which benefits from double-glazed UPVC windows enjoying expansive countryside views.

A solid oak door opens into the inner hallway, providing access to the staircase and first-floor bedrooms.

The first door on the left leads to the lounge, boasting dual-aspect double-glazed UPVC windows, filling the room with natural light. A multi-fuel stove with a back boiler sits at the focal point and adds charm and warmth to the space. A further door leads to a useful under-stair storage area.

Moving through to the kitchen-diner, the real heart of the home comprising solid timber wall, drawer and base units with contrasting roll-edged work surfaces. The well-equipped kitchen features a one and a half bowl and drainer with a mixer tap, an integrated four-ring electric hob with extractor fan and an integrated electric fan oven below. There's also space and plumbing for an automatic washing machine. The room offers ample space for a dining table, perfect for entertaining guests. Completing the space is a pair of solid timber French doors which lead into the rear communal porch.

Returning to the inner hall, the staircase leads to the two double bedrooms and the loft space.

The principal bedroom enjoys double-glazed UPVC windows that showcase the stunning far-reaching views. It also features two sets of built-in solid timber wardrobes, one of which houses the properties emersion heater.

The second bedroom faces the rear aspect and benefits from UPVC double-glazed windows. It has a solid timber built-in wardrobe for added storage.

The accommodation on this floor is completed by a three-piece family bathroom. This includes a freestanding panelled bath with an electric overhead shower and fold-back glazed screen, a freestanding porcelain sink, and a low flush WC.

Finally, ascending the staircase to the loft room, you'll find power and lighting, as well as plenty of eaves storage space.











Externals

The property offers on-street parking and enjoys pleasant, far-reaching views of the countryside, providing a peaceful and open outlook.

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 coal powered back boiler, electric immersion heater and a shared septic tank with number two 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: **Paid.Clipboard.Asserts**

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

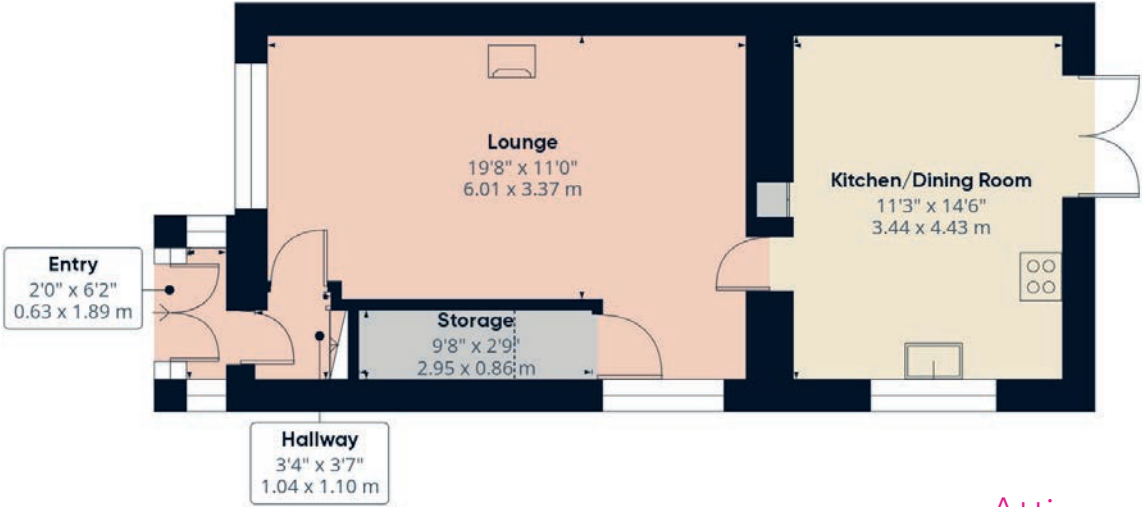
Property Information

TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	TBC
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band C
ELECTRICITY SUPPLY	EON Next
GAS SUPPLY	N/A
WATER SUPPLY	Yorkshire Water
HEATING	Coal Fired Back Boiler
BROADBAND	Yes
MOBILE SIGNAL	Good coverage

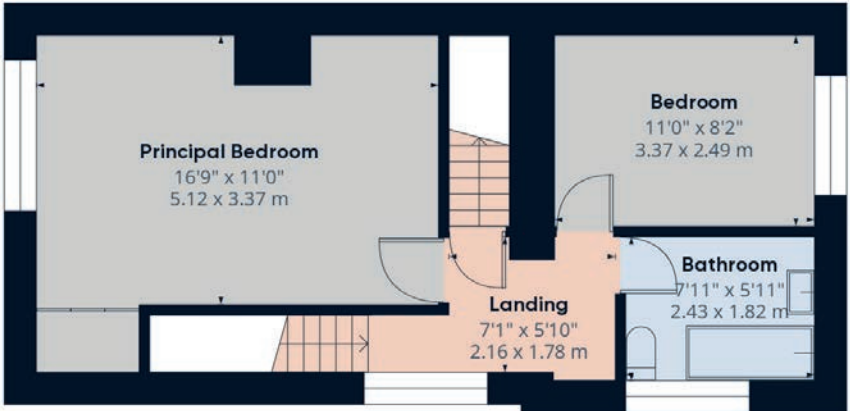


Floor Plans

Ground Floor



First Floor



Attic



Total approximate floor area:
1,051.63 sqft (97.70m²)

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