

Charnock Bates

The Country, Period & Fine Home Specialist



132 Pinnar Lane
Southowram, Halifax, HX3 9QH





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STONE-BUILT COTTAGE & WORKSHOP



TWO BEDROOMS



GATED DRIVEWAY



SOUTH-FACING ASPECT WITH VIEW

• **REALSICIALLY PRICED WITH WORK REQUIRED IN MIND**

Guide price: £325,000

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Summary

Enjoying a semi-rural position in a sought-after location, with wonderful far-reaching views, 132 Pinnar Lane is a charming two-bedroom end-cottage offering well-presented accommodation and a triple garage/workshop.

Internally, the property briefly comprises; conservatory, entrance hallway, kitchen and lounge to the ground floor, two cellar rooms to the lower ground floor and principal bedroom, further bedroom and house bathroom to the first floor.

Internally, the triple garage/workshop briefly comprises; workshop space, cloakroom with w/c, study, store and fully sound proofed games room.

Externally, a gated driveway provides off-street parking for five cars, leading to the triple garage/workshop. A flagged patio provides a space to sit and relax while taking in the uninterrupted views, with steps leading down to a further terrace.

Location

Southowram is a semi-rural location a short drive from Halifax and Brighouse town centres. Within Southowram there are local shops, primary school, cricket club, public houses, a farm shop and sports grounds. Halifax town centre has a number of supermarkets, public houses, bars and restaurants, library, hairdressers and all other usual facilities. Benefiting from excellent access to the M62 motorway network with Junction 25 being approximately 3.9 miles from the property. Brighouse and Halifax train stations provide great commuter links having regular services regionally with connecting services to the national rail network.



General Information

The house:

Access is gained into the conservatory giving you a great first impression, flooded with natural light while showing off the position with fantastic far-reaching views. An exposed stone wall with feature stone archway then leads through to the entrance hallway.

Straight ahead is the kitchen offering a range of bespoke shaker-style wall, drawer and base units with contrasting worksurfaces incorporating a ceramic sink and drainer with antique mixer-tap. A dual-fuel Leisure cooker sits within an exposed chimney breast to the focal point with five-ring hob. A door leads to the cellar rooms.

Moving through to the lounge showcasing exposed beams and large window allowing for natural light while enjoying a pleasant outlook. A gas stove sits within an exposed chimney breast to the focal point with bespoke storage to the alcoves.

Rising to the first floor, the spacious principal bedroom boasts dual aspect windows, again making most of the fabulous outlook across rural countryside, as well as bespoke built-in wardrobes and vanity unit.

A second bedroom benefits from bespoke built-in wardrobes and desk while the fully tiled house bathroom boasts a three-piece suite comprising a w/c, traditional pedestal wash-hand basin and stand-alone bathroom with overhead shower attachment.

The triple garage/workshop:

A manual door leads into a stone-flagged workshop with cloakroom to the corner with w/c and wash-hand basin. Through from the workshop is a study with large a window with side openings enjoying a fantastic outlook over the surrounding countryside. A store provides useful storage space while a versatile room used by the current owners as a hobby room, has been fully sound proofed.















Externals

A gated driveway provides off-street parking for five cars, leading to the triple garage/workshop. A flagged patio to the side of the garage/workshop provides a space to sit and relax while taking in the uninterrupted views, with steps leading down to a further terrace. A step from the driveway leads up to the flagged front patio, accessing the conservatory.

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 to Orange Street roundabout, taking the third exit on to Burdock Way (A58). Keep right on New Bank (A58) until you get to the traffic lights, proceeding right onto Beacon Hill Road and continuing straight ahead into Southowram. Turn right on to Pinnar Lane where number.132 will be on your right-hand side indicated by a Charnock Bates board.

For satellite navigation: **HX3 9QH**

Local Information

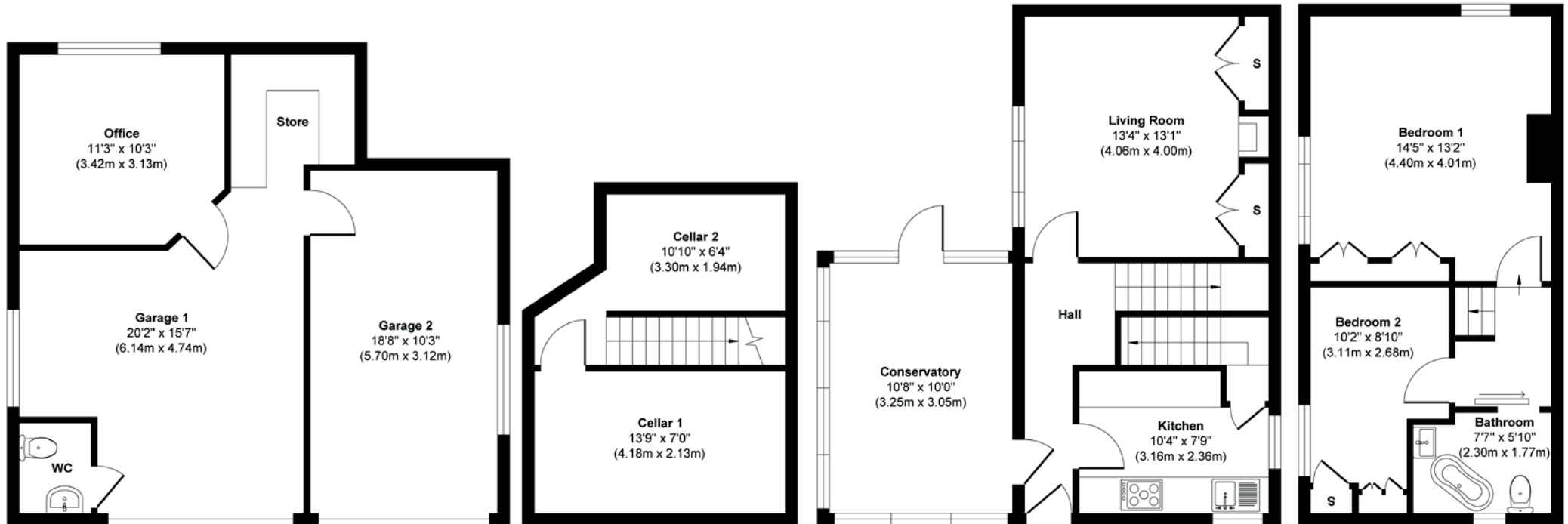
NEAREST STATIONS	Halifax	1.4 miles
	Brighouse	3.0 miles
	Sowerby Bridge	4.0 miles
NEAREST SCHOOLS	Withinfields Primary School	0.6 miles
	All Saints Pre-School	TBC
	Hipperholme Grammar School	2.1 miles
MOTORWAY NETWORK	Junction 25, M62	4.1 miles

Property Information

TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	TBC
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band B
ELECTRICITY SUPPLY	E-ON
GAS SUPPLY	E-ON
WATER SUPPLY	Yorkshire Water
HEATING	Gas fire
BROADBAND	BT
MOBILE SIGNAL	Good coverage



Floor Plans



Garages

Cellar

Ground Floor

First Floor

Total approximate floor area:
1,672.00 sqft (155.54.00m²)
(inc Garages)

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