



**Ogden Lane, Ogden, Halifax, West Yorkshire, HX2 8XZ**

**£675,000**

A substantial period property occupying a commanding 0.5 acre plot, with picturesque views over Ogden Water Country Park and the moors beyond.

A superb & characterful family home in a desirable location with exceptional gardens.



SPECIALISTS IN PERIOD, INDIVIDUAL & RURAL PROPERTIES

## GENERAL DESCRIPTION

Dales & Shires Estate Agents are very pleased to offer for sale this impressive and substantial period family home. Occupying a plot of approximately 0.5 acres and enjoying far reaching views from this superb hillside position on the edge of Ogden Water Country Park. Features include: spacious rooms, feature fireplaces, exposed beams, panelled doors, stylish décor, gas central heating and extensive timber framed double glazing. We anticipate this property will appeal to a variety of discerning buyers and we advise an early viewing to appreciate the size, versatility, character, presentation, gardens, location, views, lifestyle and value.

## PROPERTY SUMMARY

The extensive accommodation includes 2 main reception rooms, a very large kitchen/living room, snug, office, utility, 4 double bedrooms, bathroom, master en-suite and walk-in-wardrobe. Externally there are large and well maintained gardens with lawns, seating areas. Remote controlled electric gate, driveway, parking and large detached garage with electric door.

## LOCATION

This desirable, semi-rural position on the edge of Ogden Water Country Park offers owners a superb lifestyle opportunity, with beautiful countryside and scenery on the doorstep. The country park and surrounding moors are ideal for walking, cycling, dog owners and nature lovers. There is an array of local shops and facilities in the area, with easy access into Halifax, Howarth, Oxenhope and Bradford, where there is an extensive further choice of shops, schools, supermarkets, pubs, restaurants and leisure facilities. The highly regarded North Halifax Grammar School is just a few minutes drive away and the excellent main road connections are ideal for commuters.

## DIRECTIONS

Sat Nav location: HX2 8XZ.

## GROUND FLOOR

Front porch leading to an inner entrance vestibule.

**Lounge** 17' 9" x 16' 9" (5.41m x 5.10m)

Large main reception room with feature open fireplace and wide arched opening into:

**Snug** 14' 4" x 8' 9" (4.37m x 2.66m) max.

A pleasant space, ideal for seating and reading, with built in book shelves along one wall.

**Office** 11' 10" x 7' 5" (3.60m x 2.26m) max.

Ideal home office.

**Dining Room** 16' 9" x 14' 8" (5.10m x 4.47m)

Spacious formal dining room with feature fireplace.

**Kitchen / Living Room** 26' 10" x 16' 2" (8.17m x 4.92m) max.

An impressively large space, with extensive fitted kitchen units, including a central island. A further open plan area contains a feature fireplace and is ideal for seating or dining. Raised mezzanine with doors onto the rear patio.



**Utility, Cloakroom and Store** 11' 6" x 8' 4" (3.50m x 2.54m) plus WC, store and hall.

Situated at the western end of the house, with the benefit of an additional entrance door and hall. This area is ideal for muddy boots and dogs. Plumbing for laundry, boiler, separate WC and store room.

**FIRST FLOOR**

Landing along the rear of the property with window overlooking the garden and fitted linen cupboards.

**Bedroom One** 17' 2" x 11' 3" (5.23m x 3.43m)  
Large double bedroom with front and rear windows. There is a large walk-in-wardrobe/dressing room (7'10"x6'0") as well as:

**En-Suite**  
Free standing bath suite plus bidet and a corner shower.

**Bedroom Two** 17' 9" x 11' 0" (5.41m x 3.35m)  
Large double bedroom with feature fireplace and fitted wardrobes.

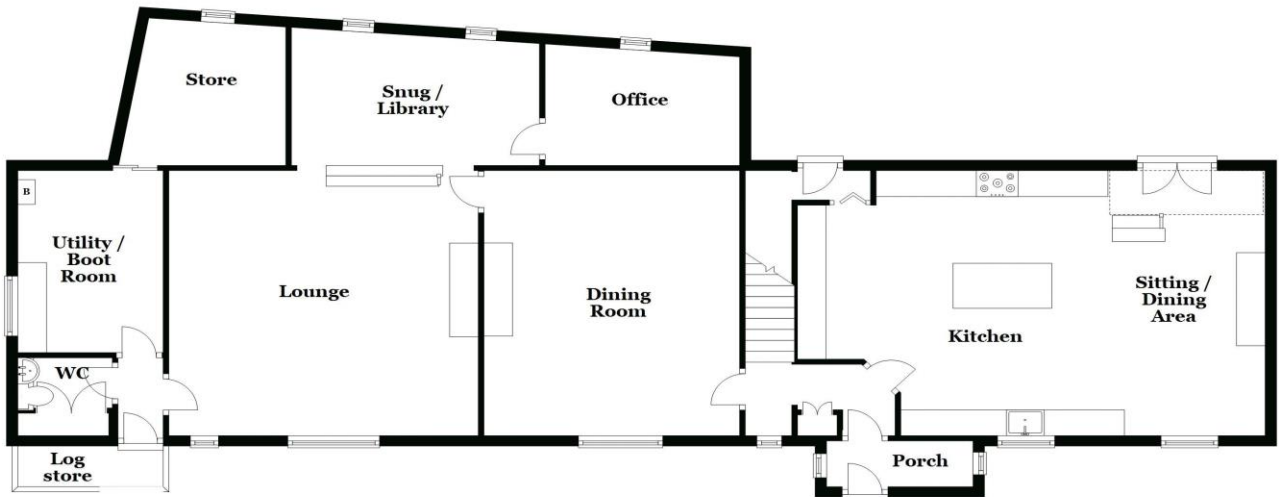
**Bedroom Three** 13' 5" x 11' 7" (4.09m x 3.53m)  
Large double bedroom with feature fireplace and fitted wardrobes.

**Bedroom Four** 13' 8" x 7' 11" (4.16m x 2.41m)  
Double bedroom.

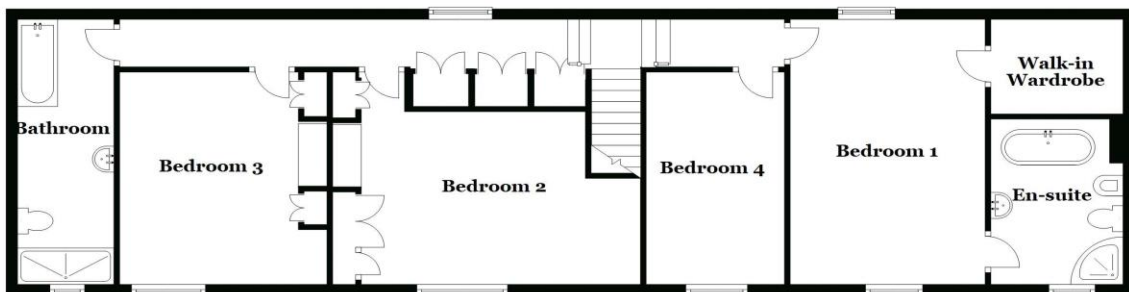
**Family Bathroom** 16' 9" x 5' 6" (5.10m x 1.68m)  
Fitted bath suite plus a full width walk in shower.



Ground Floor



First Floor





**GARAGE 17' 11" x 14' 3" (5.46m x 4.34m)**

A large detached garage with remote controlled door and ample room for parking and workshop/tool storage space.

**OUTSIDE**

The overall plot is approximately 0.5 acres. To the front are well maintained gardens, as well as a driveway (remote electric gate) and parking. The rear gardens are truly exceptional, comprising of various levels, including paved seating areas, large lawns and impressive exposed bedrock outcrops. The gardens offer all sorts of landscaping and usage opportunities for families or keen horticulturalists.

**PROPERTY TO SELL?**

We sell successfully for clients throughout Yorkshire & surrounding areas.

We are specialists in handling Period, Individual and Rural properties throughout the region. To find out how we can successfully sell your property for the best possible price contact us to arrange a free, no obligation Market Appraisal.

Our sales fees are competitive. We have no hidden catches, NO long contract tie-ins and NO setting up or withdrawal fees,

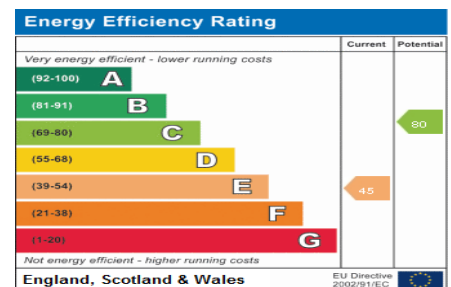
Call us or visit [www.dalesandshires.com](http://www.dalesandshires.com) for full details.

**Viewing / Offer Process:**

All viewing requests, offers or negotiations must be made directly to Dales & Shires.

**Tenure:** Freehold.  
**Council Tax Band:** F.

These details were prepared / amended on: 24/10/2023



**AGENT'S STANDARD DISCLAIMER**

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact' and they do not form part of any contract. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information, particularly if contemplating travelling some distance to view the property.
2. Any areas, measurements, floor plans or distances referred to may be approximated, are given as a guide only and are not always precise. Floorplans should not be relied upon as accurate or a true representation of the size, shape or function of a room / property.
3. Some wide angle photography may be used to allow enhanced & comprehensive presentation. This can cause distortion to images & perspectives. We advise a personal inspection.
4. Photos, floorplans & images are the copyright & property of Dales & Shires Ltd. and may not be reproduced or used in any way by anybody else without our expressed permission.
5. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Purchasers must satisfy themselves by inspection, survey, specialist report or otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
6. No representative of Dales & Shires has any authority to make or give any representation or warranty in relation to this property or these particulars, nor enter into any contract relating to the property on behalf of the vendor.

**Phone:** 01423 20 60 60  
**E-Mail:** [sales@dalesandshires.com](mailto:sales@dalesandshires.com)  
**Web:** [www.dalesandshires.com](http://www.dalesandshires.com)  
**Office:** Windsor House, Cornwall Road, Harrogate, HG1 1LE

