



North View, Barkisland, HX4 0DR
£600,000

E&H Edkins Holmes
ESTATE AGENTS

A deceptively spacious four/five bedroom character home, blending period charm with generous family accommodation. Retaining a wealth of original features, including an impressive inglenook fireplace, exposed stone walls and ceiling beams, the property enjoys extensive gardens, open countryside to the rear and far-reaching valley views to the front.

The accommodation briefly comprises an entrance porch, spacious dining kitchen, welcoming lounge, utility room, cloakroom and a versatile snug which could also be used as a fifth bedroom. To the first floor, the principal bedroom benefits from an en-suite shower room, alongside three further well-proportioned bedrooms and a four-piece family bathroom.

Outside, the extensive rear garden backs directly onto open countryside, creating a wonderful setting for outdoor living, while the front of the property enjoys attractive valley views. A driveway provides off-road parking and leads to a single integral garage.

The property is well placed for access to the amenities of both Barkisland and nearby Ripponden, including independent shops, cafés, restaurants and well-regarded schooling. The M62 motorway is within easy reach, providing convenient links to Leeds and Manchester, while Halifax and Huddersfield town centres offer a wider range of shopping, leisure and rail services.

Offering flexible living space, character features and a desirable semi-rural setting, this charming home is perfectly suited to growing families and those seeking the best of village living with excellent commuter links.



Entrance Porch

Tiled flooring. Double glazed window to side elevation.
Double glazed door to front elevation.

Inner Hall

Stairs to first floor. Exposed beams. Understairs cupboard.
Radiator.

Cloakroom

Wash hand basin. Low flush W.C.

Lounge 13'4" x 14'11" (4.087 x 4.555)

Log burner set in Inglenook fireplace. Ceiling beams.
Exposed stone wall. Radiator. Two double glazed windows
to front elevation.

Snug / Bedroom Five 7'9" x 17'6" (2.366 x 5.357)

Radiator. Double glazed window to rear elevation.

Dining Kitchen 25'1" x 13'6" + 8'10" x 5'9" (7.662 x 4.131 + 2.698 x 1.771)

Fitted kitchen with wall and base units. Breakfast bar.
Ceramic Belfast sink. Granite work surfaces.
Rangemaster dual fuel range cooker (included). Cooker
hood. Integrated dishwasher. Two designer radiators.
Double glazed windows to front and rear elevations.
Double glazed French doors to rear elevation.

Utility Room 8'11" x 5'4" (2.722 x 1.629)

Base units. Stainless steel sink. Plumbing for washing
machine. Radiator. Double glazed window to rear
elevation.

Spacious Landing

Stairs from Inner Hall. Loft access.

Bedroom One 17'4" + recess x 14'11" (5.296 + recess x 4.548)

Built in wardrobes / storage. Radiator. Double glazed
windows to rear and side elevations.

En-Suite

Wash hand basin. Low flush W.C. Shower cubicle.
Partially tiled. Towel radiator. Extractor fan. Double glazed
window to rear elevation.

Bedroom Two 14'4" x 15'1" (4.390 x 4.610)

Feature fireplace with exposed chimney breast. Exposed
beams. Radiator. Double glazed window to front elevation.

Bedroom Three 14'11" x 12'3" (4.569 x 3.735)

Fitted wardrobes. Wooden floor. Radiator. Loft access (via
pull down ladder) which has light and is boarded. Double
glazed window to front elevation.

Bedroom Four 7'9" x 5'11" (2.366 x 1.828)

Currently utilised as an office. Radiator. Double glazed
window to rear elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps.
Separate shower cubicle. Traditional radiator. Loft access.
Double glazed window to rear elevation.

Garage 19'7" x 10'0" (5.991 x 3.060)

Up and over doors. Power. Light. Boiler.

Parking

Driveway with EV charging point.

Garden

Extensive lawn and patio garden with views over open
countryside.

Council Tax Band

E

Location

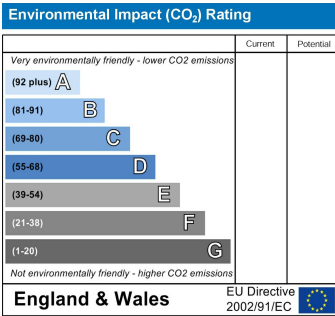
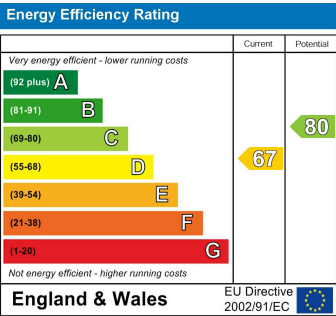
To find the property, you can download a free app called
What3Words which every 3 metre square of the world has
been given a unique combination of three words.

The three words designated to this property is:
canines.series.spike

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property. Please contact the office before viewing the
property to confirm that the property remains available.
This is particularly important if you are contemplating
travelling some distance to view the property. If there is
any point which is of particular importance to you we will
be pleased to check the information for you. We would
strongly recommend that all the information which we
provide about the property is verified by yourself on
inspection and also by your conveyancer, especially where
statements have been made to the effect that the
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We are not a member of a client money protection
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Ground Floor



1st Floor