

Charnock Bates



• 8 East View • New Road

Halifax

A SPACIOUS FOUR-BEDROOM HOME WITH FLEXIBLE LIVING SPACE AND COUNTRYSIDE VIEWS

Offering considerably more accommodation than its traditional terraced frontage might suggest, 8 East View is a substantial four-bedroom home arranged across four levels, with generous proportions, character features, and far-reaching views towards the surrounding countryside and hillsides.

The layout provides excellent flexibility for family life. Two reception rooms occupy the ground floor, including a front snug which has previously served as a bedroom, while the lower ground floor creates a separate everyday living space with a further reception room leading into the dining kitchen. Two bathrooms add practicality, while four double bedrooms are arranged across the upper floors.

Period details remain an important part of the home's character, with timber floorboards, fireplaces, coving, and exposed beams appearing throughout. To the rear, the dining kitchen opens directly onto an east-facing patio garden – an inviting spot for a morning coffee. Its position in Luddenden combines village life and surrounding countryside with convenient access to Halifax, Sowerby Bridge, Hebden Bridge, and the wider Calder Valley.

GROUND FLOOR

ENTRANCE HALL

The front door opens into the entrance hall, where timber floorboards introduce the period character found throughout the home. A staircase rises to the first floor.

LOUNGE

The principal lounge takes advantage of the property's elevated outlook, with a large window framing views across the surrounding countryside and hillside.

Timber floorboards continue underfoot, while a fireplace provides a natural focal point with scope for a future owner to introduce a fire or stove, subject to the necessary checks and consents.

SNUG

Positioned at the front of the house, the snug is a versatile reception room with large windows overlooking the front garden and allowing plenty of natural light into the space.

Timber floorboards, coving, and a fireplace provide traditional character. Previously used as a bedroom, the room could readily serve as a snug, home office, playroom, or occasional bedroom depending on the needs of its next owners.

BATHROOM

The ground-floor bathroom comprises a bath with shower over, wash basin, and WC, providing useful additional facilities alongside the family bathroom upstairs.

LOWER GROUND FLOOR

RECEPTION ROOM

A further reception room adds considerably to the flexibility of the accommodation. Previously used as a playroom, it creates a useful informal living area away from the main lounge and could equally suit a family room, hobby space or home office.

Steps lead down into the dining kitchen, creating a natural connection between the two spaces.

DINING KITCHEN

Generously proportioned to accommodate a dining table and chairs, the kitchen provides space for everyday family meals and entertaining.



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