



Stonecroft 6A Church Lane, Southowram, Halifax, HX3 9TD

£585,000

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A substantial and beautifully presented three double bedroom detached character home located in the highly desirable area of Southowram. The property is ideally positioned for easy access to both Brighouse and Halifax, as well as the M62 motorway, making it ideal for commuters. Offering an impressive layout for modern family living, the home features two reception rooms, a light-filled orangery, and an open-plan dining kitchen, along with a utility room, downstairs W/C, and an en-suite master bedroom. Externally, there is a private gated driveway, carport, detached garage, and immaculately maintained gardens surrounding the property. This versatile family home combines charm, character, and practicality and must be viewed internally to fully appreciate the accommodation on offer





GROUND FLOOR:

Entrance Hall

A welcoming entrance hall with a charming circular leaded window overlooking the front garden. Access to the inner hall is provided, which features a staircase rising to the first floor, cloaks cupboard beneath, coving and a radiator.

Lounge

12'8 x 14'2 (3.86m x 4.32m)

A spacious reception room to the front of the property with timber and leaded double-glazed windows to two elevations, ceiling coving, central heating radiator, and a feature composite stone-effect fireplace with marble inset and coal-effect gas fire.

Second Reception Room / Sitting Room

15'2 x 13'4 (4.62m x 4.06m)

A generous second reception room with a walk-in bay window, additional side window,

ceiling coving, central heating radiator, and a decorative Adam-style fireplace with marble inset and hearth.

Dining Kitchen

20'7 x 10'2 (6.27m x 3.10m)

A spacious open-plan dining kitchen featuring a range of base and wall units with contrasting worktops, tiled splashbacks, 1½ bowl stainless steel sink with mixer tap, Zanussi four-ring hob with extractor hood, Bosch integrated combi oven and electric oven, space for American-style fridge freezer, and integrated Bosch dishwasher. Finished with laminate flooring, coving, ceiling spotlights, and leaded windows. The kitchen flows seamlessly into the dining area with ceiling spotlights, coving, radiator, and views over the rear garden

Orangery

13'9 x 11'2 (4.19m x 3.40m)

A light-filled orangery with UPVC windows to three sides, French doors opening to the garden, glazed atrium, pelmet downlighters, and two slimline electric radiators, ideal for entertaining or relaxing year-round.





Cloakroom WC

Fitted with a vanity unit, low flush W/C, ceiling spotlights, extractor fan, window, and electric radiator.

Utility Room

4'7 x 4'0 (1.40m x 1.22m)

A practical space with plumbing for a washing machine and tumble dryer, tiled flooring, shelving, and housing the Vokera gas-fired central heating boiler.

FIRST FLOOR:

Landing

A split-level landing with a staggered staircase and a large arched leaded window overlooking the front garden. Loft access and coving complete the space.

Master Bedroom

12'8 x 11'0 (3.86m x 3.35m)

A generous double bedroom with fitted wardrobes, coving, central heating radiator, and leaded UPVC windows.

En-Suite Shower Room

Featuring a walk-in tiled shower cubicle, pedestal wash basin, low flush W/C, electric wall heater, ceiling spotlights, and extractor fan.

Bedroom 2

12'8 x 12'7 (3.86m x 3.84m)

A second double bedroom with a walk-in semi-circular bay, fitted wardrobes, bedhead and bedside tables, ceiling spotlights, coving, and central heating radiator.



Bedroom 3

10'4" x 7'3" (3.15 x 2.21)

A well-proportioned double bedroom to the rear, with a leaded UPVC window, ceiling spotlights, central heating radiator, and useful eaves storage.

Family Bathroom

Fitted with a double-ended panelled bath, corner shower cubicle with chrome shower, pedestal wash basin, part-tiled walls, ceiling spotlights, airing cupboard housing the hot water cylinder, and radiator.

Separate WC

With a vanity sink unit, low flush W/C, tiled flooring, ceiling light point, and frosted UPVC window.

OUTSIDE:

Approached via twin stone gateposts with wrought iron gates, leading to a tarmac driveway providing parking for multiple vehicles and a detached stone garage (6.2 x 4.1m / 20'4 x 13'5) with electric up-and-over door, power, lighting, and roof storage.

The front garden is beautifully landscaped with lawns, flower beds, shrubs, patio, and stone walls. To the rear, a stone-flagged carport and garden with a shaped lawn, planted borders, a greenhouse, timber shed, and gravel pathways lead around the orangery and side of the house, all enclosed for privacy.



BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

TENURE:

Freehold

COUNCIL TAX BAND:

Band F

MORTGAGES:

Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.







CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors. **PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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