Charnock Bates



• 110 • Green Park Road

Halifax

A CHARACTERFUL HOME WITH A LIGHT-FILLED KITCHEN, BESPOKE INTERIORS, AND A PRODUCTIVE GARDEN

Combining characterful features with thoughtfully designed interiors, 110 Green Park Road is a wonderfully individual home with a wealth of features to appreciate. From the welcoming entrance hall and cosy lounge, complete with bespoke cabinetry and a multi-fuel stove, to the impressive open-plan kitchen diner, the house balances original details with practical modern living.

The kitchen diner is a particular highlight, with exposed brickwork, timber floorboards, a second multi-fuel stove and a light-filled seating area opening directly onto the garden. Four bedrooms include a beautifully appointed primary suite with a brand-new ensuite, and a spacious attic room offering additional flexibility. Outside, the generous rear garden features mature planting, fruit trees, wildlife-friendly ponds, and a well-equipped kitchen garden with raised vegetable beds, a greenhouse, and established soft fruit. With driveway parking for two cars and a separate utility outbuilding, this is a home that offers plenty to enjoy both indoors and out.

INSIDE THE HOME

ENTRANCE HALLWAY
A welcoming introduction to the home, the entrance hall features half-height wood panelling, a characterful hexagonal window, and a cast-iron radiator. The staircase leads to the first floor.

LOUNGE
A cosy and inviting reception room, with wooden shutters, a fireplace housing a multi-fuel stove, and bespoke carpentry incorporating fitted shelving and cabinetry. A comfortable space to settle in at the end of the day.

OPEN-PLAN KITCHEN DINER

The heart of the home, this generous open-plan space combines a well-equipped kitchen with a light-bathed dining and seating area. Timber floorboards run underfoot, while an original exposed brick fireplace with a multi-fuel stove adds warmth and character.

The kitchen is fitted with white gloss wall, drawer, and base units, complemented by contrasting wooden worksurfaces and a central island with a sink and drainer. Integrated appliances include two ovens, a hob, extractor, dishwasher, fridge freezer, and an additional freezer.

At the far end, sliding glass doors draw the eye towards the garden and bring the outdoors in. The adjoining seating area is particularly light and airy, with three Velux skylights working alongside the glazed doors to create a bright, welcoming space for everyday living and entertaining.

CLOAKROOM AND WC
A practical entrance-side cloakroom provides fitted shelving and useful space for coats and shoes, with a door leading outside. The separate WC is fitted with a toilet, wash basin, and heated towel rail.

FIRST FLOOR

PRIMARY BEDROOM
A thoughtfully finished principal bedroom, featuring bespoke fitted wardrobes, an exposed brick column and decorative panelling behind the headboard. A picture window frames views towards the garden, providing an attractive outlook from the room.

ENSUITE
Brand new and finished in a luxurious, contemporary style, the ensuite features marble-effect floor and wall tiles, brass-effect fittings, and a Nuielux wash basin. A rainfall shower with a separate adjustable attachment is complemented by fitted storage cupboards and a WC.



HALIFAX
Property House, Lister Lane, Halifax HX1 5AS
t **01422 380100**

RIPPONDEN
250 Halifax Road, Ripponden HX6 4BG
t **01422 823777**

HUDDERSFIELD
Oak House, New North Road, Huddersfield HD1 5LG
t **01484 903000**

LONDON
21 Park Lane, Mayfair, W1K 7AG