

Heathleigh

162 Whitehill Road, Ilkington, HX2 9UH

Edwardian home with stunning interiors,
south-facing gardens, and
far-reaching views



Charnock Bates

The Country, Period & Fine Home Specialist





Heathleigh
162 Whitehill Road
Illingworth
HX2 9UH

Offers in the region of: £545,000

At a glance

- **Elegant Edwardian semi-detached home with stylish modern upgrades**
- **South-facing gardens with far-reaching field views**
- **Extensive refurbishment, including new insulated roof**
- **Spacious lounge with bay window and log burner**
- **Bespoke kitchen with premium integrated appliances**
- **Bright orangery ideal for dining and entertaining**
- **Five versatile bedrooms across three floors**
- **Contemporary shower room and stylish wet room**
- **Gated driveway, garage, greenhouse, and vegetable beds**
- **Sought-after Illingworth setting near countryside walks**

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Edwardian home with stunning interiors, south-facing gardens, and far-reaching views

An elegant and generously proportioned Edwardian semi-detached home, Heathleigh pairs refined period character with thoughtfully curated modern updates.

Set within a particularly attractive plot, the property enjoys a beautiful south-facing garden and uninterrupted views across open fields – a rare and restorative backdrop that defines everyday living here.

Since its purchase in 2021, the current owners have undertaken a comprehensive programme of improvement, including redecoration, roof replacement with full insulation, the addition of a stylish downstairs cloakroom, and a complete refurbishment of the family bathroom and wetroom. The result is a home that feels both timeless and impeccably presented, where high ceilings, original features, and contemporary finishes sit in effortless harmony.



Ground floor

The entrance hallway sets the tone, with exposed timber-effect laminated floorboards underfoot and an abundance of natural light drawn through glazed doors and mullioned windows overlooking the garden. A sense of space and proportion is immediate, enhanced by the home's impressive ceiling heights.

The lounge is a beautifully composed reception room, centred around a modern inset log-burning fire within the chimney breast. A bay window frames far-reaching views across the garden and open fields beyond, while delicate corning and alcove shelving add both character and practicality.

To the rear, the kitchen has been designed with both everyday living and entertaining in mind. Shaker-style cabinetry is complemented by a suite of integrated appliances, including a range of Bosch appliances (oven, steamer, microwave, and warming drawer), a full-height fridge freezer, a full-height wine fridge, and a dishwasher. A Belfast sink and the striking Ironheart range introduce a more traditional note, while a double-height cupboard provides discreet space and plumbing for laundry appliances.

Flowing seamlessly from the kitchen, the orangery is a standout feature of the home. Bathed in natural light, this is a wonderfully sociable space – perfectly suited to long, relaxed meals and gatherings with family and friends, all while enjoying views out across the garden.

A practical boot room, finished with a characterful red brick floor, offers direct access to the rear garden, alongside a well-appointed WC.









Two built-in Bosch ovens are stacked vertically on the left side of the kitchen. The upper oven has a digital display and control panel, while the lower oven features a glass door with a handle. The Bosch logo is visible on the front panel of the lower oven.

A second built-in oven is located to the right of the first set of ovens. It has a similar design with a glass door and a control panel, and a small vase of red tulips is placed on its top surface.

The kitchen sink area is equipped with a modern chrome faucet and a wooden cutting board resting on the black countertop. Various kitchen items like a toaster, kettle, and coffee maker are visible in the background.

A built-in range hood is positioned above the stove area. A wooden countertop extension holds a vase of red tulips and a round clock or scale.







First floor

The first floor hosts three well-proportioned rooms, each retaining the elegance of the Edwardian era.

A particularly spacious double bedroom features a large sash window, coving, an ornate fireplace, and fitted wardrobes flanking the chimney breast. The principal bedroom, though slightly more compact, enjoys truly exceptional views across the garden and neighbouring fields – a peaceful outlook that the current owners note as a daily pleasure: *'We sit in bed and watch the deer in the morning.'* This room is further enhanced by modern fitted wardrobes and integrated storage.

A further room, currently used as a study, provides flexibility for home working or additional accommodation.

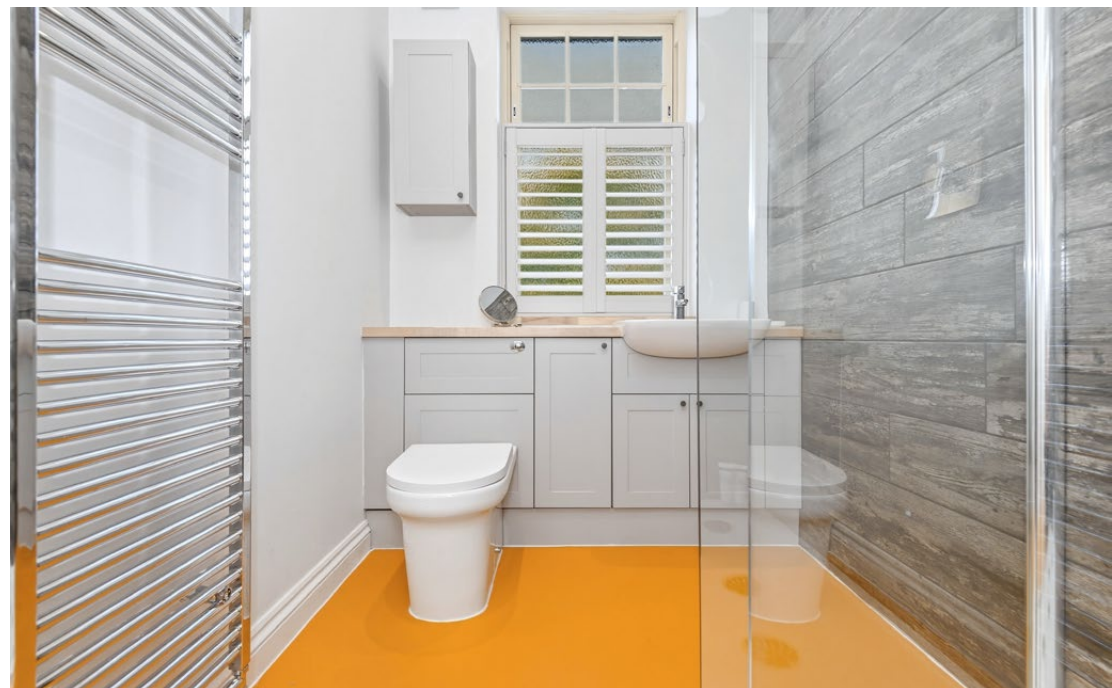
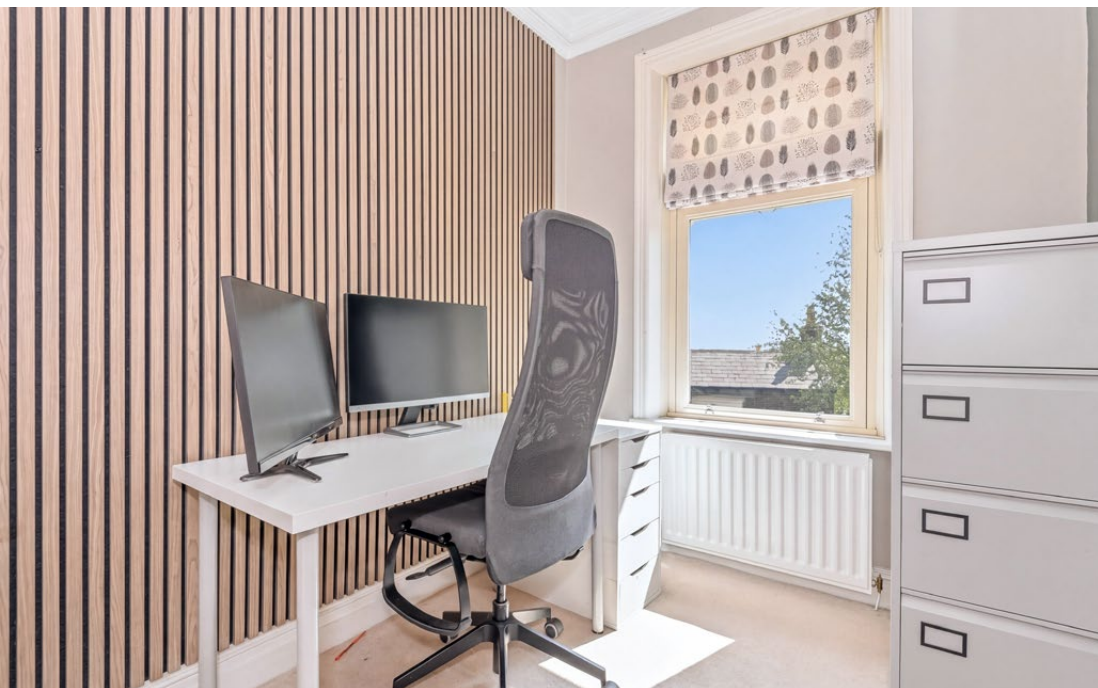
The shower room introduces a contemporary aesthetic, with a distinctive wood-effect feature wall and bold flooring, alongside a rainfall shower, vanity basin, and heated towel rail.

Second floor

The upper floor continues to impress, offering two further double bedrooms characterised by exposed beams and generous rooflights that draw in natural light.

A stylish wet room serves this level, finished with matching wall and floor tiles, a Velux window, and a sleek modern suite.









Gardens and grounds

Heathleigh's outdoor space is as compelling as its interiors. To the front, a gated driveway provides parking for one to two cars, in addition to a single garage. A side access leads through to the rear.

The south-facing rear garden is a true highlight – thoughtfully arranged to maximise both sunlight and views. A flagged terrace, edged with established planting, provides an ideal setting for outdoor dining, stepping down to a well-maintained lawn bordered by mature trees and shrubs. Beyond, uninterrupted views stretch across open fields, creating a sense of privacy and connection to the surrounding landscape.

For those with an interest in gardening or self-sufficiency, raised vegetable beds, a greenhouse, and a shed complete this versatile and beautifully maintained space.





Key information

- Fixtures and fittings:**
 Only fixtures and fittings mentioned in the sales particulars are included in the sale.
- Wayleaves, easements and rights of way:**
 The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.
 Access covenant to south-facing garden.

TENURE	Freehold
CONSTRUCTION	Stone outer, brick inner
PROPERTY TYPE	Semi-detached
PARKING	Single garage for one car, plus gated driveway for 1-2 cars
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band E
EPC RATING	D
ELECTRICITY SUPPLY	Connected to mains
GAS SUPPLY	Connected to mains
WATER SUPPLY	Connected to mains
SEWERAGE	Connected to mains
HEATING	Gas central heating (British Gas), log-burning fire
BROADBAND	Connected to mains
MOBILE SIGNAL	Good outdoor and in-home on some networks (Ofcom Mobile Coverage Checker)

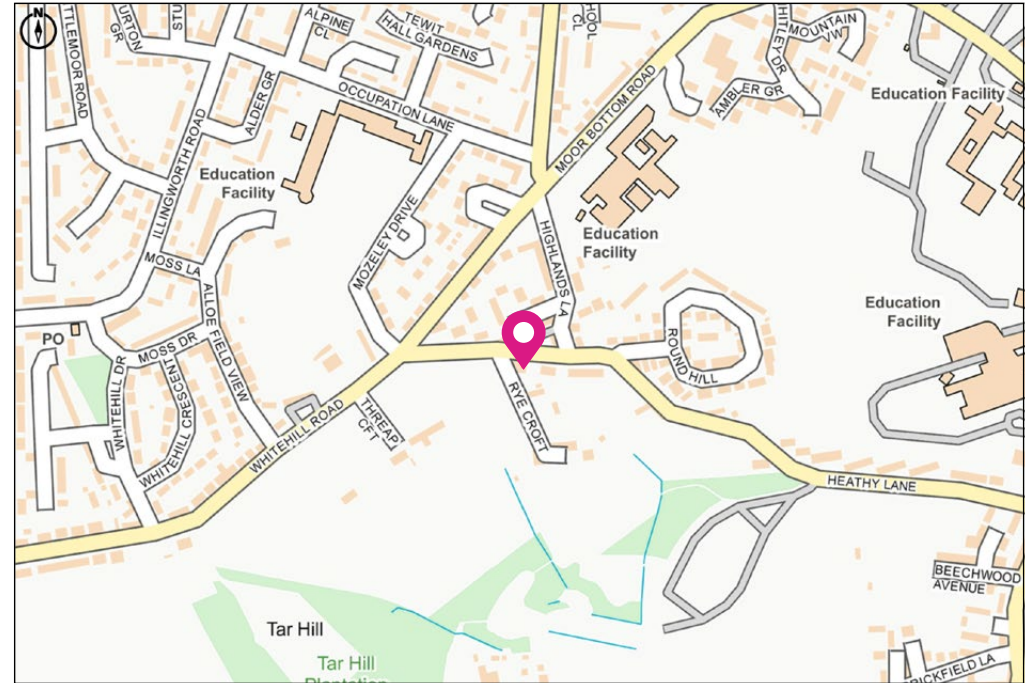
Location

Illingworth is a well-regarded residential setting to the north of Halifax, offering a balance of everyday convenience and access to open countryside. From Heathleigh, scenic walks can be enjoyed almost from the doorstep, with surrounding fields and rural landscapes providing a peaceful backdrop to daily life.

The property is well placed for local amenities, including independent shops, cafés, and well-regarded schools, while the broader facilities of Halifax town centre are just a short drive away. Here, a wider range of retail, leisure, and dining options can be found, along with excellent rail connections to Leeds, Manchester, and beyond.

For those commuting further afield, the M62 motorway network is within easy reach, linking the region's key commercial centres. Despite this accessibility, Illingworth retains a distinct sense of tranquillity, making it particularly appealing to those seeking a home that combines rural outlooks with practical connectivity.

Viewing is essential to fully appreciate the unique nature of this property.



Get in touch to arrange your private tour today.

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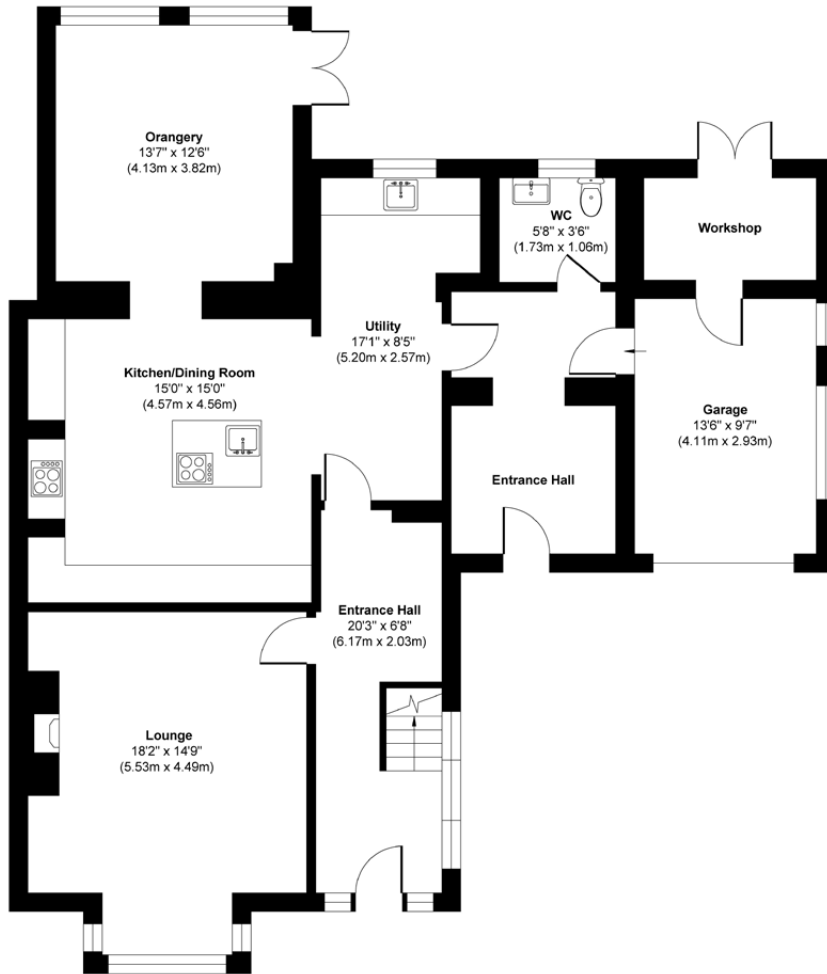
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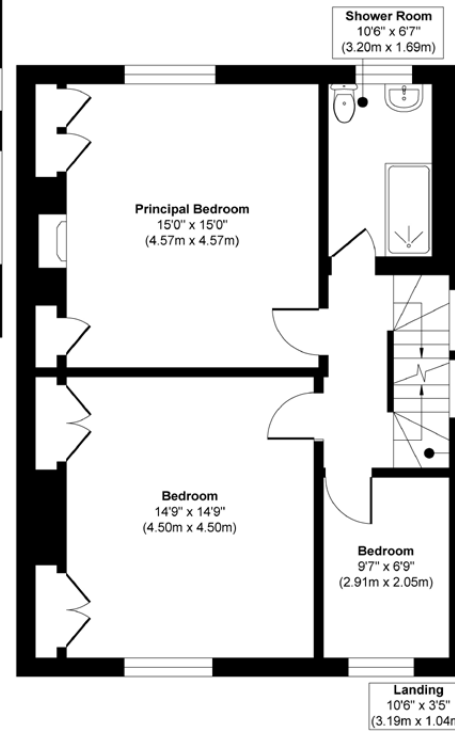


Floor plans

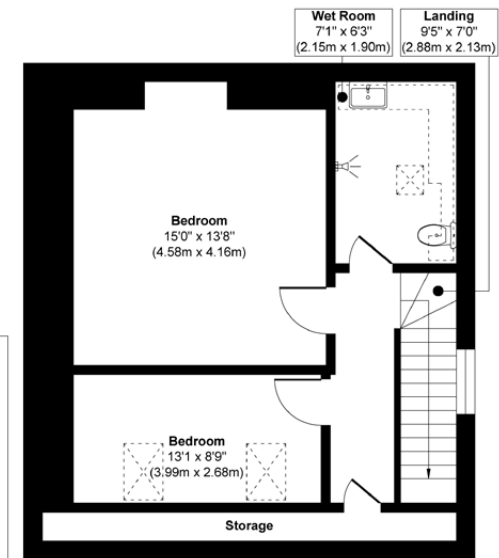
Ground floor



First floor



Second floor



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Total approximate floor area:
2,475 sqft (230.15m²)
(inc Garage)

Please note: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.



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