

Charnock Bates



• East View House • New Road

Halifax

A SPACIOUS FIVE-BEDROOM HOME WITH FAR-REACHING VIEWS, OFFERING AN EXCITING OPPORTUNITY TO CREATE A TRULY SPECIAL FAMILY RESIDENCE

Occupying an elevated position with sweeping views across the surrounding hillsides and open fields, East View House presents a wonderful opportunity to acquire a substantial detached home brimming with potential. Offering generous accommodation arranged over three floors, the property enjoys an abundance of natural light, character features, and an enviable outlook that brings the landscape into everyday living.

While the house would benefit from modernisation, it provides an exceptional canvas for buyers seeking space, versatility, and the chance to shape a home to their own tastes. With five bedrooms and multiple reception spaces, East View House could easily evolve into a stylish family home or countryside retreat – just minutes' walk away from a charming local pub.

GROUND FLOOR

The home is entered via a welcoming entrance hall where original oak floorboards create an immediate sense of warmth and character. A staircase rises to the first floor, with useful storage beneath.

To one side, the study enjoys delightful far-reaching hillside views, making it an inspiring space for home working or a quiet reading room.

The kitchen is positioned to take full advantage of the surrounding scenery, with a window framing stunning field views – a wonderfully peaceful outlook while preparing meals or simply standing at the sink. The room features a Smeg range cooker with a six-ring gas hob and sliding doors opening to the side of the property.

Adjoining the kitchen, the utility room provides space and plumbing for laundry appliances, keeping household tasks conveniently separate from

the main living areas.

The lounge is a particularly charming space, featuring exposed wooden beams, oak floorboards, and an open fire set within a stone surround, creating a cosy focal point for colder evenings.

Large windows on two sides allow natural light to flood the room while capturing expansive views across the surrounding countryside. Completing the ground floor is a WC fitted with a toilet and sink.

FIRST FLOOR

The first floor offers three well-proportioned double bedrooms, each enjoying pleasant outlooks across the surrounding landscape.

The principal bedroom benefits from fitted wooden wardrobes and its own ensuite shower room, comprising a shower, toilet, and sink.

Two further double bedrooms, one also featuring fitted wardrobes, are served by the house bathroom, which includes a bath with shower over, toilet, sink, and bidet.

SECOND FLOOR

The second floor provides two further spacious attic bedrooms, both characterised by vaulted ceilings, exposed wooden beams, and skylights that draw in natural light.

These rooms offer excellent flexibility – perfect as additional bedrooms, creative studios, or private guest accommodation.

A further WC with toilet, sink, skylight, and fitted cupboards serves this level.



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

