

Charnock Bates

The Country, Period and Fine Home Specialist



Middle Lodge
Stoney Royd, Siddal, HX3 9HR





Middle Lodge

Stoney Royd
Siddal
HX3 9HR

OIEO £450,000



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Summary Description

Middle Lodge is a spacious six-bedroom detached property providing characterful accommodation with many period features throughout. With adaptable accommodation set out over three floors, this property offers a private setting whilst providing easy access to Halifax Town Centre as well as excellent public transport links to Manchester and Leeds.

Internally the property briefly comprises; entrance porch, sitting room, lounge, kitchen, dining room, conservatory, bedroom five with ensuite shower room and separate kitchen offering privacy from the main accommodation to the ground floor. Cellar and utility to the lower ground floor with an additional sitting room/bedroom six, bathroom and store having its own external access. Four bedrooms and house bathroom to the first floor, with the principal bedroom benefiting from a dressing area and ensuite shower room.

Location

Benefiting from excellent commuter links to Halifax Town Centre along with access to the M62 motorway network. Being ideally situated for a wide range of local amenities offered within Siddal which include local shops, doctor's surgery, chemist, laundrette and hairdressers. There are local schools and nurseries nearby. Siddal benefits from established public houses such as The Cross Keys and Shears Inn. Halifax town centre is located approximately 1 mile away and benefits from a variety of high street stores, supermarkets, leisure facilities and train station providing regular services regionally with connecting services to the national rail network.



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General Information

The main uPVC entrance door provides access into the entrance porch with stone flagged flooring and timber fitted base unit. Leading through to the spacious lounge with solid wood flooring, decorative picture rail and ceiling rose, window to the front and side elevation and multifuel stove set within a stone hearth with timber mantle providing an ideal place to relax.

A sitting room is positioned off the lounge with decorative picture rail and ceiling rose, laminate wood effect flooring, wall mounted gas fire set within a tiled hearth and timber surround and window to the side elevation.

The kitchen boasts a range of cream shaker style fitted base, drawer and eye level units with contrasting wood effect laminate worksurfaces, inset stainless steel sink with mixer tap, tiled splashbacks, vinyl wood effect flooring, windows to the rear elevation, storage pantry cupboard and plumbing for a washing machine. Integral appliances include electric oven, four ring electric hob and overhead extractor hood. Stairs lead down to the cellars which have been adapted into a utility room with vinyl wood effect flooring, laminate worksurface, wash hand basin, plumbing for a washing machine and window to the side elevation.





A door from the kitchen leads through to the dining room with cream shaker style fitted base and eye level units with contrasting wood effect laminate worksurfaces, tiled splashbacks, vinyl wood effect flooring, space for a freestanding fridge/freezer, panelled seating area and uPVC external door.

The conservatory provides an ideal space for summer evenings entertaining family and friends with patio doors leading out onto the gardens.

Positioned off the sitting room is an inner hallway providing access to a second kitchen and fifth bedroom with ensuite shower room ideal for teenagers, guests or extended family.

The second kitchen boasts a range of timber fitted wall, base and eye level units with contrasting wood effect laminate worksurfaces, inset stainless steel sink with mixer tap, four ring gas hob with overhead extractor hood, tiled splashbacks and external door.

The delightful fifth bedroom benefits from patio doors to the rear elevation leading onto a generous decking area.





An enclosed staircase off the lounge leads to the first floor landing providing access to four bedrooms and house bathroom having a three piece suite comprising; low flush WC, wash hand basin, free standing roll top claw foot bath with antique style mixer tap and shower attachment, tiled splashbacks, Amtico tile effect flooring, window to the side elevation, decorative ceiling coving, inset ceiling spotlights and Victorian style chrome towel rail.

The spacious principal bedroom benefits from decorative ceiling coving, window to the side elevation and dressing room with fitted wardrobe space providing ample storage. A door from the dressing room leads through to the ensuite shower room having a three piece suite comprising; low flush WC, wash hand basin, shower with rainfall shower head attachment, Amtico tile effect flooring, ladder towel rail and inset ceiling spotlights.

Three further bedrooms are positioned off the landing all benefiting from windows with views across the neighbouring woodland.

Offering privacy from the main accommodation is the lower ground floor sitting room, bathroom and store having its own external access providing an excellent space to create a workspace perfect for those looking to work from home. Having a three piece suite to the bathroom comprising; WC, wash hand basin, timber panelled bath with shower attachment and tiled splashbacks.







Externals

Access is gained into the property via iron electric gates into the generous cobbled driveway providing ample parking. With a large expanse of lawned and woodland surrounding the property along with a timber outbuilding with power and light, outdoor gym, treehouse and raised decked terrace area which can be accessed off the fifth bedroom. A paved patio and pebbled area can be accessed from the dining room/conservatory creating an ideal area for entertaining, barbequing and al-fresco dining.

Fixtures and Fittings

Only fixtures and fittings specifically mentioned in the particulars are included within the sale. Items not mentioned such as carpets and curtains may be available subject to separate negotiation.

Local Authority

Calderdale MBC

Wayleaves, Easements, Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.



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Services

We understand that the property benefits from all mains services. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

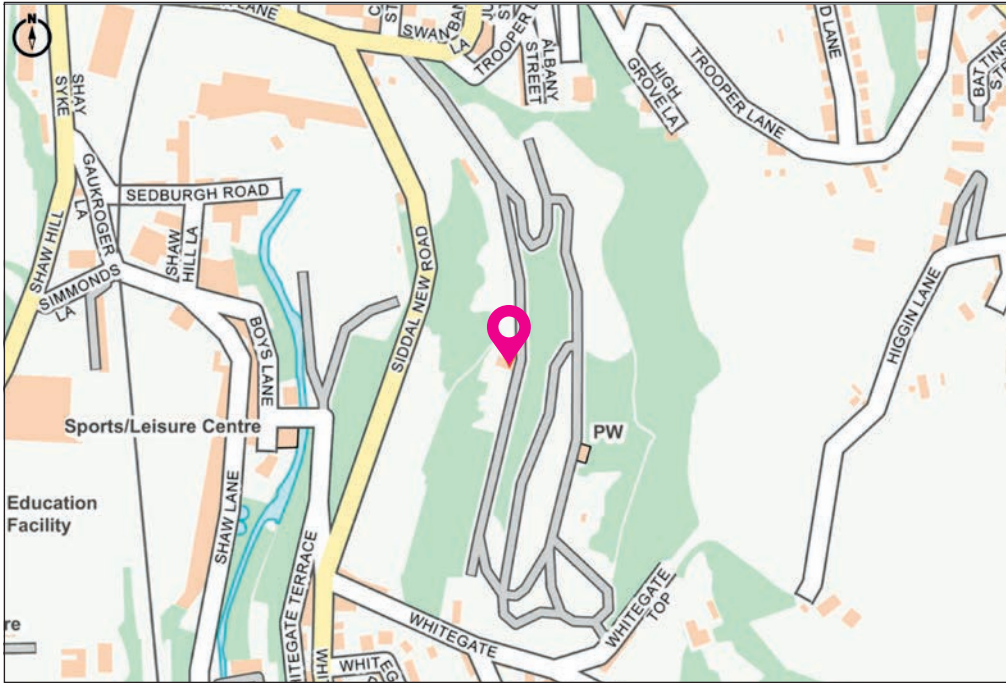
Tenure

Freehold



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Directions

From Halifax Town Centre continue on the A629 onto Portland Place. At the traffic lights turn left on to Prescott Street continuing forward until reaching the round about. Take the third exit on to South Parade. At the next round about take the first exit on to Water Lane. Take a left turn onto Swan Bank Lane then a right turn onto Stoney Royd. Continue forward until reaching Middle Lodge on your right hand side as indicated by a Charnock Bates board.

For satellite navigation: **HX3 9HR**

EPC Rating

EER: Current 56 – Potential 78

Local Information

Nearest Station

Halifax	0.5 miles
Sowerby Bridge	3.4 miles
Brighouse	4.9 miles

Nearest Schools

Siddal Primary School	1 mile
Salterhebble Junior and Infant School	1 mile
Gleddings Preparatory School	1.5 miles
Crossley Heath School	1.7 miles

Motorway Network

Junction 24, M62	4.5 miles
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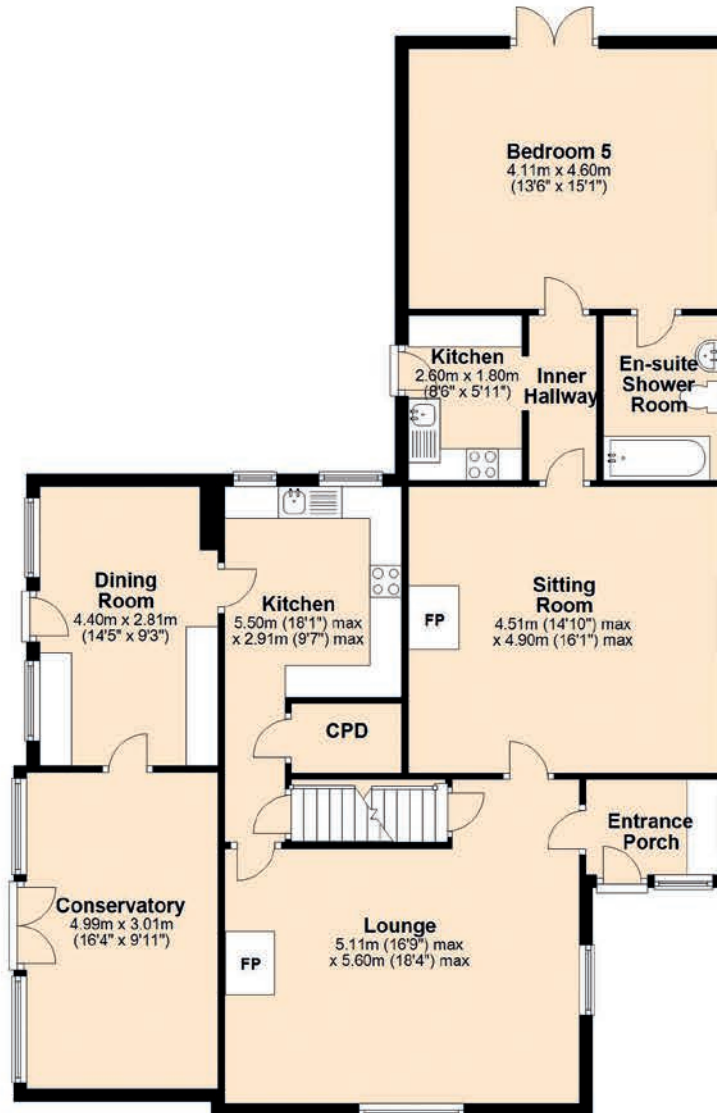


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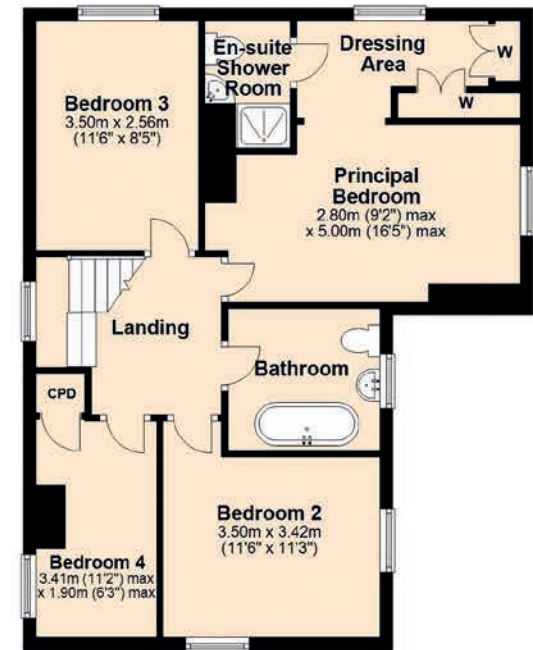


Floor Plans

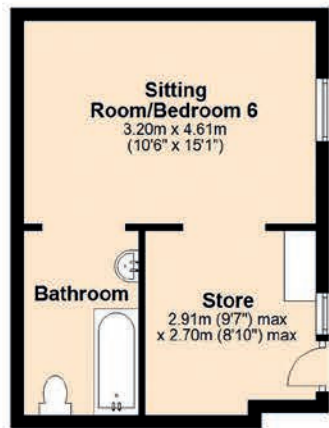
Ground Floor



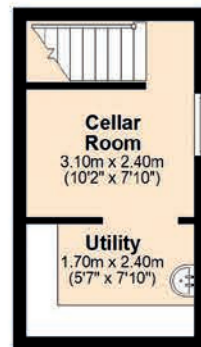
First Floor



Lower Ground Floor



Cellar



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