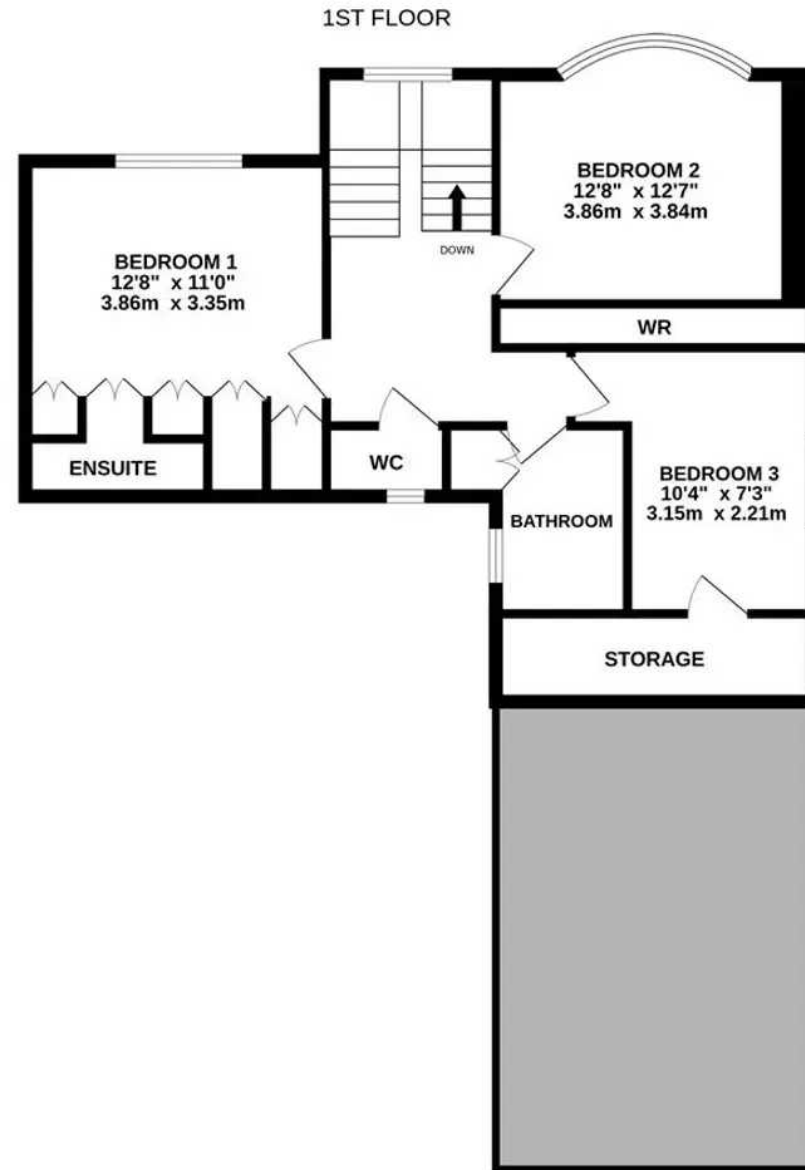
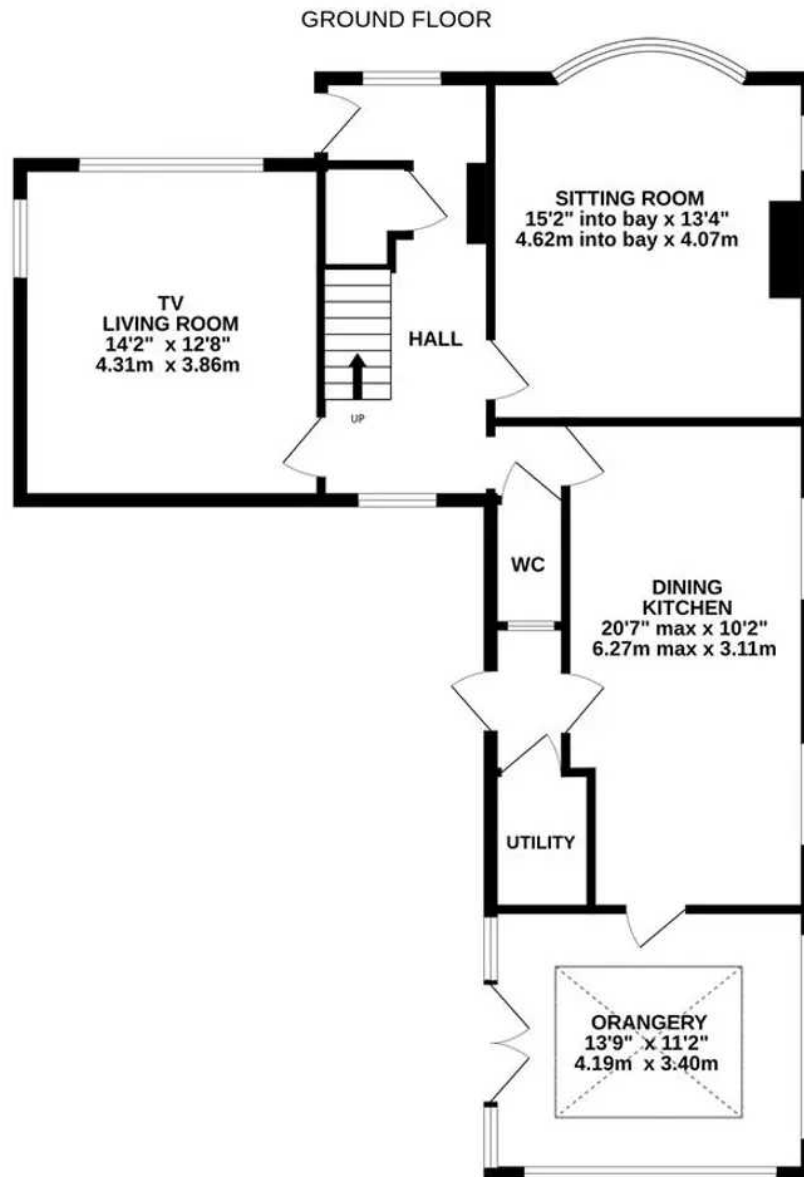




Church Lane, Southowram

Halifax

Offers in Region of **£615,000**



CHURCH LANE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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6a Church Lane

Southowram, Halifax

Handsome stone-built double-fronted detached family home built in 1930, with lovely rear aspect. Period property with modern amenities, including double glazing, gas heating, and alarm. Features 3 bedrooms, ensuite, garage, carport, and landscaped gardens.

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating: B





ENTRANCE ROOM

Comprises a timber door opens into the entrance hall, this has a feature leaded and sealed unit double glazed porthole window looking out over the front garden together with a large leaded and sealed unit double glazed arched window looking out to the rear both of which provide the hallway with plenty of natural light. To one side a staircase rises to the first floor with an oak handrail and newel post together with cloaks cupboard beneath. There is a ceiling light point, wall light point, central heating radiator and from the hallway access can be gained to the following rooms:-

TV LIVING ROOM

Dimensions: 4.32m x 3.86m (14'2 x 12'8). With timber and leaded sealed unit double glazed windows to two elevations, ceiling light point, ceiling coving, central heating radiator and as the main focal point of the room there is a feature fireplace with composite stone effect surround together with marble inset with coal effect gas fire resting on a marble hearth.

SITTING ROOM

Dimensions: 4.62m into bay x 4.06m (15'2 into bay x 13'4). This second reception room has a walk-in bay with PVCu leaded and sealed unit double glazed windows looking out over the front garden with further natural light from a PVCu leaded and sealed unit double glazed window to the side elevation. There is a ceiling light point, ceiling coving, central heating radiator and as the main focal point of the room there is a decorative Adam style fire surround with marble inset and hearth. From the entrance hall a doorway gives access to a inner lobby and from here there is a timber panelled door giving access to a downstairs W.C and a timber and bevelled glass door providing access to the kitchen/diner



DOWNSTAIRS W.C

Dimensions: 1.42m x 0.84m (4'8 x 2'9). With inset ceiling downlighters, timber and frosted glazed window, extractor fan, tiled floor, slimline electric heater and fitted with a suite comprising vanity unit incorporated wash basin with chrome monobloc tap and low flush W.C.

KITCHEN/ DINER

Dimensions: 6.27m x 3.10m (20'7 x 10'2). The Dining section has PVCu leaded and sealed unit double glazed windows to the side elevation, there are numerous inset ceiling downlighters, central ceiling light point, ceiling coving and central heating radiator. The kitchen section has PVCu leaded and sealed unit double glazed windows, numerous inset ceiling downlighters, ceiling coving, laminate flooring and fitted with a range of base and wall cupboards, drawers, contrasting overlying worktops with tiled splashback, inset 1.5 bowl single drainer sink with chrome mixer tap, Zanussi four ring halogen hob with extractor hood over, integrated Bosch combi oven and Bosch electric fan assisted oven, Samsung free standing American style fridge freezer, integrated Bosch dishwasher, glazed display cupboard with glass shelving and downlighters and at the far end of the kitchen a timber and beveled glass door provides access to the orangery.



ORANGERY

Dimensions: 3.40m x 4.19m (11'2 x 13'9). This has PVCu leaded and sealed unit double glazed windows to three elevations together with French doors giving access to the rear garden, there is a glazed atrium, pelmet downlighters and two slimline electric wall heaters. From the kitchen a timber door gives access to a rear lobby with timber panelled and leaded stain glass door giving access to the rear, there is also a door giving access to a utility room.





FIRST FLOOR LANDING

From the hallway the staircase rises to the first floor with a ¾ landing having a feature arched leaded and sealed unit double glazed window looking out over the front garden. The main landing has a ceiling light point, ceiling coving and loft access. From the landing access can be gained to the following rooms:-

BEDROOM ONE

Dimensions: 3.86m x 3.35m (12'8 x 11'0). With PVCu leaded and sealed unit double glazed windows looking out over the front garden, there is a ceiling light point, ceiling coving, central heating radiator and fitted furniture including floor to ceiling wardrobes, cupboard, drawers and concealed ensuite shower room.

ENSUITE SHOWER ROOM

Dimensions: 2.34m x 0.74m (7'8 x 2'5). With inset ceiling downlighters, extractor fan, electric wall heater and fitted with a suite comprising wall hung hand wash basin with chrome monobloc tap and tile splashback, low flush W.C with concealed cistern and tiled shower cubicle with by-fold door and chrome shower fitting.

BEDROOM TWO

Dimensions: 3.86m measure to wardrobe x 3.84m (12'8 measure to. Having a walk-in semi circular bay with PVCu leaded and sealed unit double glazed windows looking out over the front garden, there are inset ceiling downlighters, ceiling coving, central heating radiator and fitted furniture including wardrobes, cupboard, drawers, fitted bed head and bed side tables.



BEDROOM THREE

Dimensions: 3.15m x 2.21m minimum (10'4 x 7'3 minimum). With a PVCu leaded and sealed unit double glazed window enjoying views over surrounding countryside, there are inset ceiling downlighters, central heating radiator and a door giving access to some useful eaves storage.

BATHROOM

Dimensions: 2.21m x 1.70m (7'3 x 5'7). This has inset ceiling downlighters, frosted PVCu leaded and sealed unit double glazed window, part tiled walls, fitted floor to ceiling airing cupboard which houses the hot water cylinder, vertically hung radiator and fitted with a suite comprising double ended panelled bath, pedestal wash basin and a corner shower cubicle with chrome shower fitting.

SEPARATE W.C

Dimensions: 1.40m x 0.81m (4'7 x 2'8). With a PVCu leaded and frosted sealed unit double glazed window, ceiling light point, tiled floor and fitted with a suite comprising vanity unit incorporating wash basin with chrome monobloc tap and tiled splashback together with a low flush W.C.



GARDEN

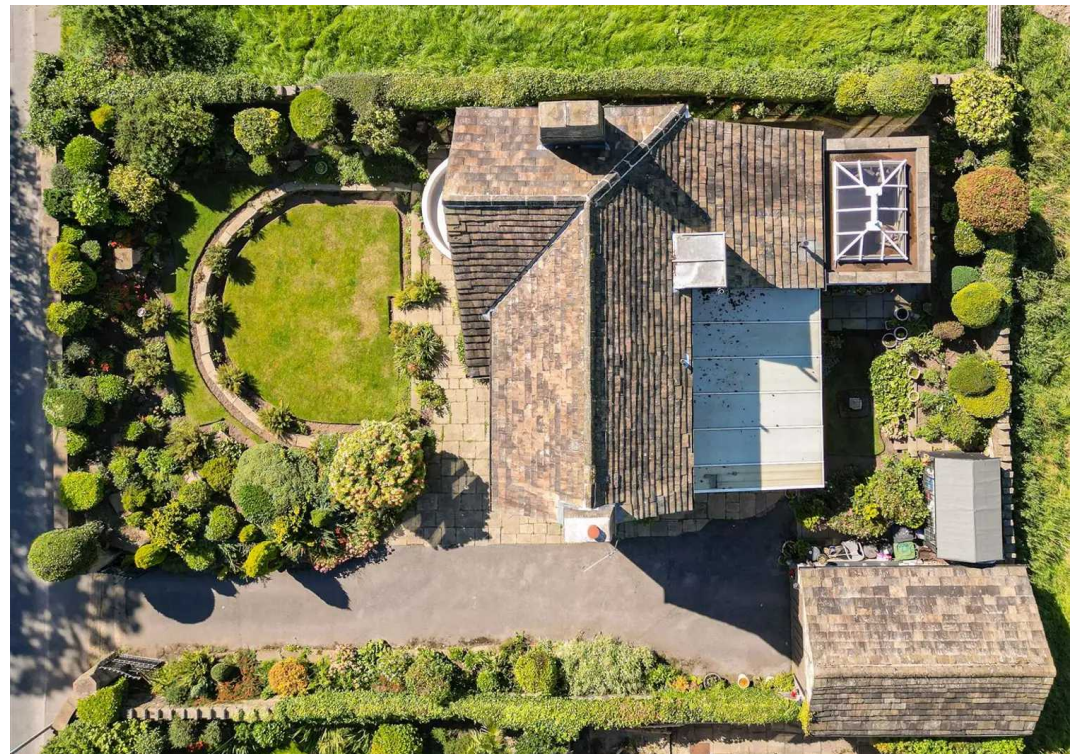
The property is approached through twin stone gate posts with twin wrought iron gates opening onto a tarmac driveway which provides off road parking for a number of cars and intern leads to a detached stone built garage with stone slate pitched roof. The garage measures 20'0 x 13'0 with an electric up and over door, frosted PVCu double glazed windows, power, light and roof void storage. To the front of the property there is a lovely well stocked garden with a variety of trees, flowers and shrubs, rockery, two shaped lawns, stone flagged patio and seating area and with a dry stone wall boundary. To the rear there is a stone flagged car port and beyond this there is a garden which incorporates a small, shaped lawn with planted flowers and shrubs to the borders, timber garden shed and with a gravel pathway with planted borders leading across the front of the Orangery and down the far side of the house where there is flagged pathway and planted borders.

OFF STREET

2 Parking Spaces

To the front of the property there is a lovely well stocked garden with a variety of trees, flowers and shrubs, rockery, two shaped lawns, stone flagged patio and seating area and with a dry stone wall boundary. To the rear there is a stone flagged car port and beyond this there is a garden which incorporates a small, shaped lawn with planted flowers and shrubs to the borders, timber garden shed and with a gravel pathway with planted borders leading across the front of the Orangery and down the far side of the house where there is flagged pathway and planted borders.





ADDITIONAL DETAILS

DIRECTIONS

From Brighthouse take Elland Road and continue down the hill where the road bends around to the left then bare right up Brookfoot Lane and continue for approx. 1 mile where the property will be found on the right-hand side.

VIEWING

For an appointment to view, please contact the Huddersfield Office on 01484 651878

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth 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 make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main 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 in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress.

Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday - 8:45 am to 5:30 pm

Saturday - 9:00 am - 4:00 pm

Sunday - 11:00 am - 2:00 pm



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