

Peter David

Properties Ltd

Residential Sales and Lettings

Boulderclough Chapel, Halifax  
£1,500 Per Month



# Boulderclough Chapel, Halifax

Now available is this magnificent semi-detached Grade II listed former chapel, built in 1897, it is located in the most sought-after area of Boulderclough enjoying stunning, panoramic rural views. The accommodation is set out over three levels and briefly comprises: - Ground floor: porch, entrance hall, cloakroom, master bedroom, dressing room, bedrooms two and three and bathroom. First floor: landing, balcony, living room, kitchen, dining area and second bathroom. A mezzanine level provides a sitting room and shower room and bedroom four is located to the second floor. Externally the property has steps leading up to the main entrance, a good sized landscaped lawn and pebbled garden with various seating areas incorporating mature planting and feature pond bordered by dry stone walling. Steps lead up to a good sized decked seating area where the breathtaking far reaching views can be enjoyed. An allocated gravelled parking area creates some off-road parking to the side of the chapel. Sorry No Pets or Housing benefit payments. EPC Rating D.

- Semi-Detached Grade II listed Property
- Large Gardens, Decked Terrace & Parking
- 25 Foot Living Room & 26 Foot Sitting Room
- High Quality Fitted Kitchen & Dining Room
- Four Bedrooms (Master Bedroom with Dressing Room)
- Three Bathrooms
- Circular Playroom
- EPC Rating D
- Viewing Strongly Recommended
- Superb Far Reaching Rural Views

## Accommodation:

### Entrance Porch

Vestibule 9'5" x 6'4" (2.87 x 1.93)

### Entrance Hallway

The entrance hallway benefits from a solid wood floor and feature LED spotlighting above the skirting boards

Master Bedroom 23'4" x 13'1" max (7.11 x 3.99 max)



This spacious master bedroom benefits from arched stained glass paneled windows to the hallway and large windows with shutters overlooking the gardens. The bedroom is open to a circular dressing room

### Dressing Room

With white granite tiled flooring plus high and low level windows

Bedroom Two 12'9" x 13'4" (3.89 x 4.06)



Double bedroom with windows with shutters to the rear

Bedroom Three 6'2" max x 12'4" (1.88 max x 3.76)

Windows with shutters to the rear

Bathroom 13'11" max x 6'4" (4.24 max x 1.93)



A modern white three piece suite with a panelled bath, wash hand basin and W.C. Part tiled walls and tiled floor

## First Floor

The initial landing area opens to a further landing which has French doors giving access to a stone balcony where to sit and enjoy the extensive views

Living Room 25'10" x 18'3" (7.87 x 5.56)



A superb, light and spacious living room which is open to the eaves showing the feature exposed beam structure. Feature arched windows to the side overlooking the gardens and solid wood flooring

### Study



A further circular room currently utilised as a play room, having the potential for many different uses, the room has timber paneled walls, a solid timber floor and large windows taking in the far reaching rural views

**Dining Area 12'1" x 12'6" (3.68 x 3.81)**



Used as a second reception room / dining room by the current owners and having white granite tiled floor and feature stained glass paneled windows

**Kitchen 12'1" x 11'3" (3.68 x 3.43)**



The kitchen benefits from a contemporary high quality range of cream gloss base, drawer and eye level units with marble work surfaces and breakfast bar. Rangemaster oven with gas hob and extractor above, integrated dishwasher, washing machine and microwave. Sink with waste disposal unit, mixer tap and instant boiling water tap. Granite flooring. Feature LED kickboard lighting, windows to the side and access to the large decked area and gardens

**Bathroom Two 13'11" x 6'4" (4.24 x 1.93)**

Comprises of a white suite with a claw foot roll top bath with mixer tap and shower attachment, shower cubicle, wash basin and W.C. Tiled walls and floor and spot lighting

**Mezzanine Level**

**Sitting Room 26'9" x 12'6" max (8.15 x 3.81 max)**

A mezzanine level second living / sitting room looking down on to the living room and having exposed beams to the ceiling

**Second Floor**

### Bedroom Four 13'4" x 11'10" (4.06 x 3.61)



Double bedroom with Skylight windows and exposed wood work

**Shower Room**

With a shower cubicle, wash basin and W.C

**Outside**



Steps lead up to the main entrance. A good sized landscaped lawn and pebbled garden with various seating areas incorporating mature planting and a feature pond bordered by fencing and dry stone walling. Steps lead up to a good sized decked seating area where to enjoy the breathtaking far reaching views can be enjoyed from the gardens. An allocated gravelled parking area creates ample parking to the side of the chapel

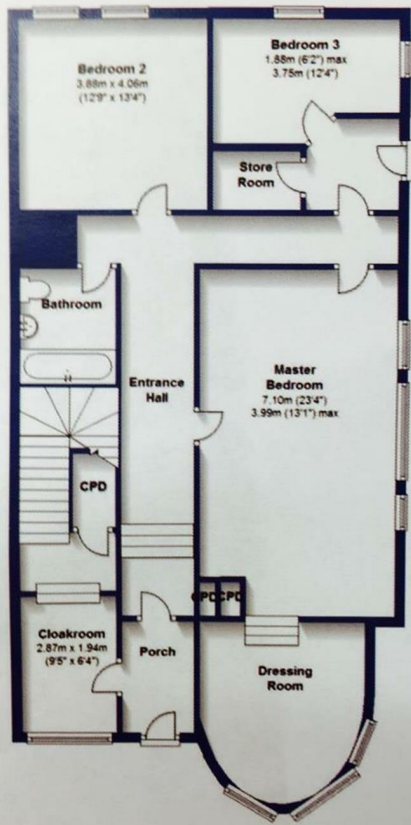
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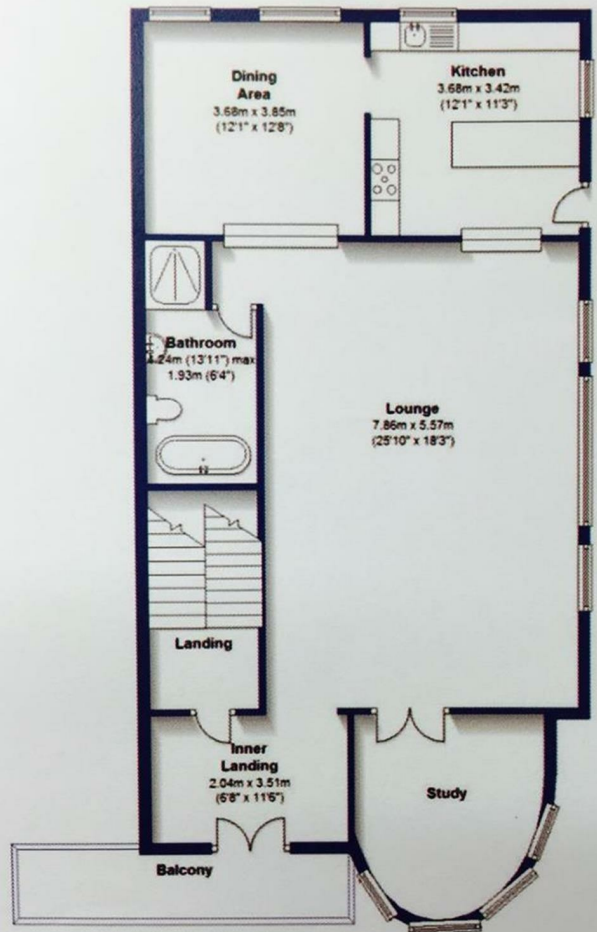
**Directions**

On leaving Sowerby Bridge towards Ripponden turn immediately right up Sowerby New Road after passing underneath the railway bridge and continue for approximately half a mile before turning right down Pinfold Lane, immediately after the 'Church Stile' Public House. Proceed on Pinfold Lane for 1 mile where you will find Boulderclough Chapel on the left hand side

Ground Floor



First Floor



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