

Charnock Bates

The Country, Period and Fine Home Specialist



Beechwood Lodge
Beechwood Road, Halifax, HX2 9BU





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OIRO £300,000



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Summary Description

Dating back to the early 19th century, this stone built characterful home retains many period features throughout and provides deceptively spacious accommodation, which offers the prospective purchasers the opportunity to create a unique family home. The property benefits from south facing lawn garden to the front, further patio and lawn garden to the side and rear as well as a generous driveway providing the property with parking space for six/seven cars.

Internally the accommodation briefly comprises; entrance hall/dining area, cloak room, downstairs WC, garden room/study, lounge, sitting room, kitchen and utility to the ground floor. To the first floor; landing, principal bedroom, dressing area, en-suite shower room, bedroom two and en-suite bathroom.

Location

Beechwood Lodge is situated off Beechwood Road within a residential location and is ideally located for a wide range of local amenities including a nearby supermarket, two pubs, a butcher and independent retailers along with wider amenities within Halifax Town centre. Local schools include the North Halifax Grammar School and the popular Trinity Academy, both ranked as outstanding at the time of writing. Situated in close proximity to Beechwood Park and its nature reserve with children's play area, exercise equipment and sports fields. Also benefiting from excellent commuter links with rail stations in Halifax and Brighouse providing regular services to the Northern Business centres of Leeds and Manchester. Excellent road links also exist with access to the M62 motorway network via junctions 24, 25 and 26.







General Information

The main entrance door leads through to the generous entrance hall/dining area with arched window to the front elevation, built in display shelving to the rear and decorative ceiling coving. Positioned off the entrance hall is the cloak room with rail space with above storage. A sliding door leads through to the downstairs WC comprising; vanity unit with built in sink and WC. Leading through to the garden room/study with uPVC double glazed windows to the side and rear elevation enjoying views of the rear garden.

Also accessed from the entrance hall is the spacious lounge benefiting from two arched windows to the front elevation and gas coal effect fire with tile hearth and cast iron surround providing an ideal place to relax. Positioned off the lounge is an additional sitting room which provides a useful second reception room which is ideal for growing families looking for separate reception rooms that are adaptable for a variety of uses. With a uPVC double glazed window to the rear elevation providing ample natural daylight, uPVC door to the rear providing access to the rear garden, decorative ceiling coving, inset ceiling spotlights and built in mahogany seating unit. With double glazed doors providing access into the garden room/study.





To the opposite side of the entrance hall access is gained into the kitchen which boasts an extensive range of timber fitted base, drawer and eye level units with contrasting granite worksurface, tile splashbacks, inset stainless steel sink with central mixer tap. With space for a freestanding fridge/freezer, dishwasher and oven. Benefiting from traditional fitted timber alcove storage cupboard with wine rack, decorative ceiling coving, window to the rear and two arched windows to the front elevation overlooking the garden to the front.

Completing the ground floor accommodation is the useful utility room with timber fitted base, drawer and eye level units with contrasting marble effect laminate worksurface, inset stainless steel sink with mixer tap, plumbing for a washing machine, space for a dryer, tile splashbacks, window to the rear elevation and timber side entrance door.





An open staircase with timber spindles and balustrade leads to the first-floor landing which accesses the principal bedroom with en-suite shower room and dressing area and bedroom two with ensuite bathroom. The spacious principal bedroom benefits from windows to the front and rear elevation, decorative coving and ceiling rose. Steps lead down to an impressive dressing room with windows to the front and side elevation, fitted wardrobe space provides ample storage and built in dressing table. An open doorway leads to the washroom with electric heated towel rail and vanity unit with twin inset wash hand basins with undercounter storage and door accessing the shower room comprising; walk in shower with tile splashbacks and glass panel shower screen, bidet and WC.

A further bedroom is accessed off the landing benefiting from a circular sectional window with central floral design, built in wardrobe space with dressing area and inset ceiling spotlights. Double doors lead into the ensuite bathroom with corner panelled bath with overhead electric shower, vanity unit with inset wash hand basin, WC, tile splashbacks and electric heated towel rail.



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Externals

A tarmacadamed private driveway provides access to the front of the property having open plan lawn area which is bordered by mature shrubs. A paved south facing terrace runs along the front of the property. With ample hardstanding area providing parking for approx. 6/7 vehicles. To the side of the property is a paved patio providing an ideal seating area with a gated entrance leading to an extensive mature garden with lawn area bordered by mature shrubs and trees, creating a private area ideal for entertaining, barbequing and al-fresco dining that can also be accessed internally from the sitting room.

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.

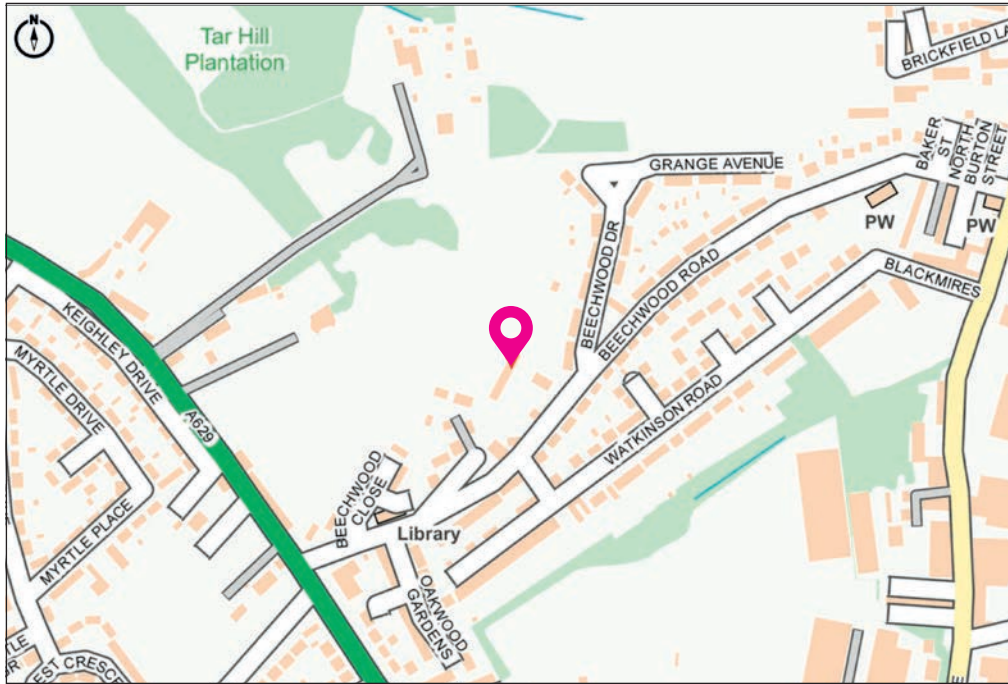
Services

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





Directions

From Halifax Town centre proceed along the A629 Ovenden Road, continue along the A629 passing through both sets of traffic lights. Just before Ovenden Road becomes Keighley Road turn right into Shay Lane and proceed for approximately half a mile, turning left into Beechwood Road. Proceed up Beechwood Road and Beechwood Lodge can be found on the right-hand side down a private drive as indicated by a Charnock Bates board.

EPC Rating

EER: Current 57 – Potential 79

Local Information

Nearest Stations

Halifax	2.9 miles
Sowerby Bridge	5.4 miles

Nearest Schools

North Halifax Grammar School	1.3 miles
Trinity Academy	0.8 mile

Motorway Network

Junction 26, M62	9.1 miles
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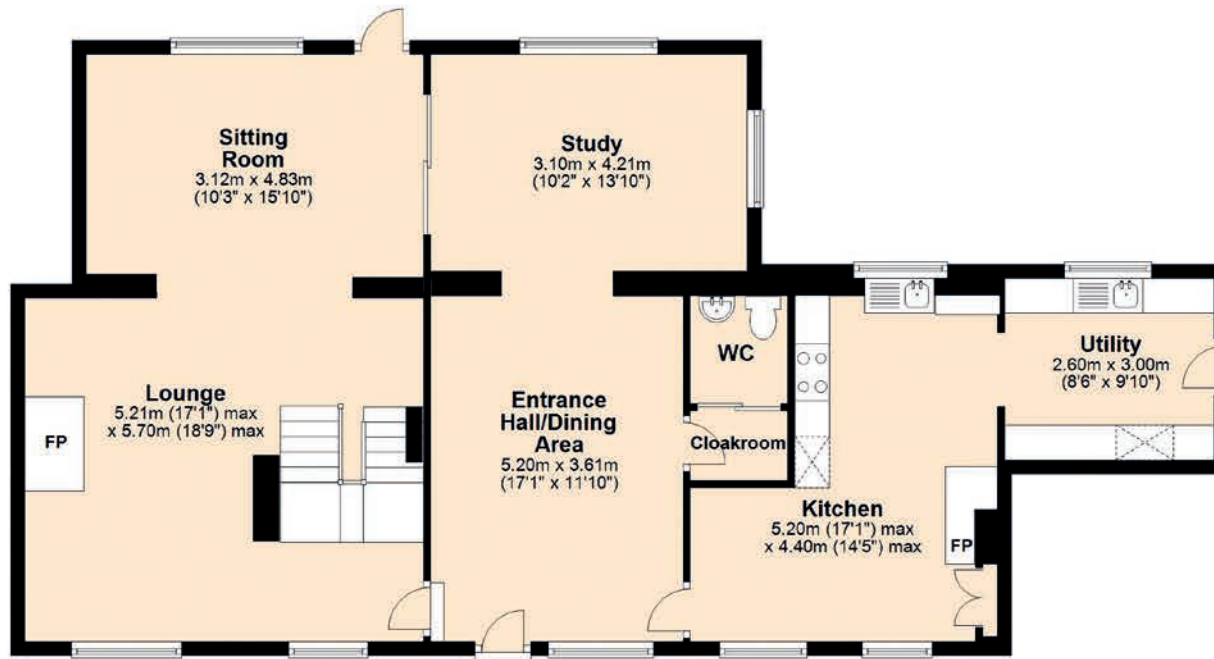


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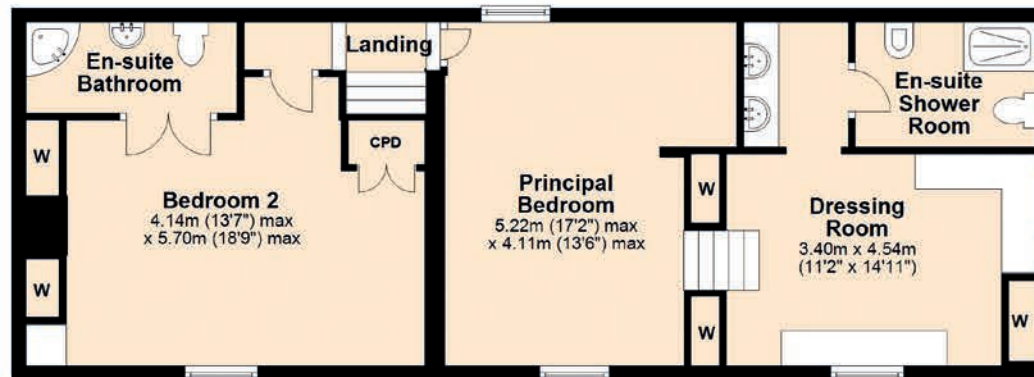


Floor Plans

Ground Floor



First Floor



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Property House
Lister Lane, Halifax, HX1 5AS
01422 380100
charnockbates.co.uk

250 Halifax Road,
Ripponden, HX6 4BG
01422 823777
email: homes@charnockbates.co.uk

Oak House,
New North Road, Huddersfield, HD1 5LG
01484 903000
rightmove.co.uk