

Charnock Bates

The Country, Period and Fine Home Specialist



Holme Dene

Leeds Road, Hipperholme, Halifax, HX3 8SD





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Hipperholme
Halifax
HX3 8SD

OIEO £750,000



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Summary Description

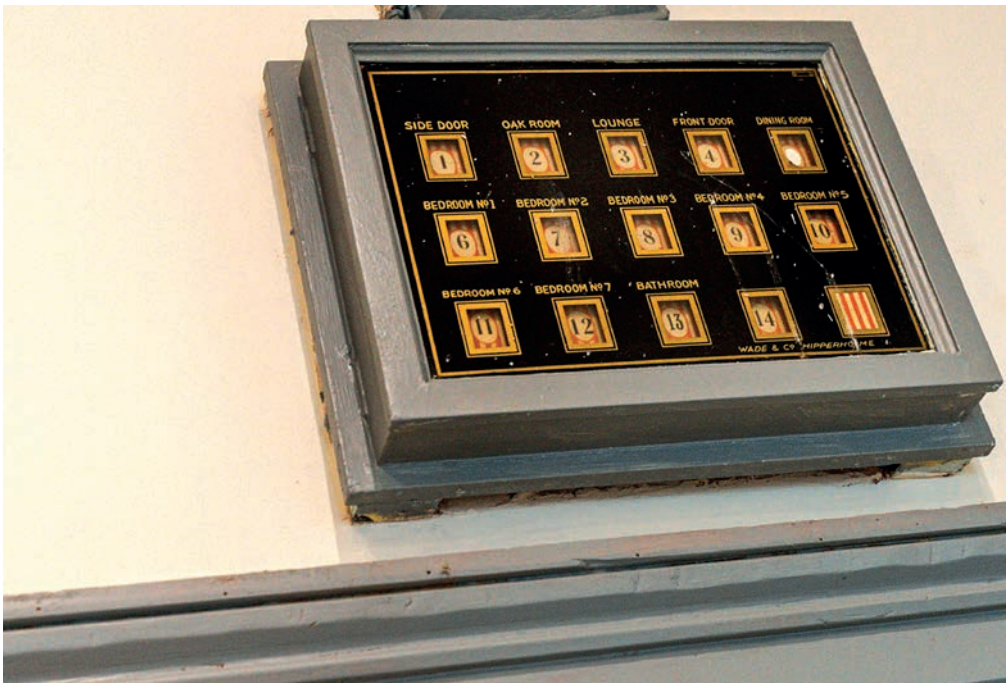
Holme Dene is a substantial detached property which requires improvement and updating, boasting seven bedrooms and a wealth of period features such as deep skirting boards and architraves, decorative arch recesses, high ceilings and ornate cornice and coving. Situated in the highly regarded location of Hipperholme, this stone-built home benefits from an enclosed south facing garden to the front along with a generous gravel driveway to the rear providing ample parking.

Internally the accommodation comprises entrance hall, dining room, drawing room, cloakroom/WC, rear entrance vestibule, kitchen, sitting room, conservatory, lounge, utility room and shower room to the ground floor. Landing, six bedrooms, dressing room, WC, house bathroom, inner hallway and inner stairwell which leads to the loft room/bedroom seven.

Location

Holme Dene is positioned off Leeds Road close to the Stray Park, between Lightcliffe and Hipperholme in what is a highly sought after residential location ideally situated for a wide range of amenities in Hipperholme that includes a number of independent retailers along with a Tesco Express and Co-op, doctors surgery and a number of established restaurants and traditional public houses. The area is extremely popular with families as the area boasts numerous leisure facilities including Lightcliffe Golf club, Brighouse swimming baths and the nearby countryside with numerous public footpaths and bridleways ideal for keen walkers, cyclists and those with equestrian interests.

The area also boasts excellent commuter links with access to the M62 motorway network providing road links to the northern business centres of Leeds and Manchester, whilst rail services are available from Brighouse and Halifax providing regular connecting services across the UK.



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General Information

Access is gained via a stained-glass windowed door leading into the entrance hall which benefits from decorative ornate plaster work, ceiling rose and coving. An open staircase with timber spindles and balustrade leads to the first-floor accommodation. An internal door to the rear of the entrance hall leads through to an inner hallway providing access to the cellar rooms, cloakroom with storage cupboard and wash hand basin, which leads through to the downstairs WC.

Positioned off the entrance hall is the dining room with solid wood flooring, decorative arch recesses, fireplace with tile hearth and timber surround and full length, partially stained glass bay window with patio doors leading out to the garden.

Leading through to the drawing room with corner bay window, two stained glass windows to the rear elevation, wooden panelling with picture rail and gas fire sitting on a tiled hearth with copper backplate, stone surround with further ornate wooden surround.

Moving across the entrance hall to the sitting room with decorative ceiling coving and ceiling rose, solid wood flooring, fireplace with marble hearth and timber surround, decorative arch recesses and full length partially stained glass bay window with patio doors leading out to the garden. A uPVC door leads through to the conservatory with tile flooring.





The kitchen boasts an extensive range of fitted wall, drawer and base units finished in sage green with contrasting Granite work tops and tile splashbacks, inset stainless steel sink, two electric ovens, space for a free standing oven with overhead extractor. With porcelain tiled flooring, two sash windows to the rear elevation, inset ceiling spotlights and space for a free-standing fridge/freezer. To the rear of the kitchen access can be gained into the rear entrance vestibule with a uPVC door that leads out to the rear driveway. Also accessed from the kitchen is the lounge with traditional fitted timber alcove storage cupboards, three sash windows to the rear elevation with stairs leading to the first-floor inner stairwell.

Leading through to the laundry room with sash window and uPVC door to the rear elevation, tile flooring, traditional creole, twin sink with timber unit, plumbing for a washing machine and space for a dryer. Completing the ground floor accommodation is the shower room with Yorkshire stone flagged flooring, frosted glass window to the front elevation, corner electric shower with sliding door and tile splashbacks and two storage cupboards housing both gas central heating boilers.





The first-floor galleried landing features a stunning arched stained-glass window. Accessed off the landing is four spacious double bedrooms. The principal bedroom, bedroom two and three all benefit from full wall length fitted wardrobes with bedroom three also having its own separate dressing room.

A timber framed door gives access to the house bathroom and separate WC comprising wash hand basin, WC and sash window to the rear elevation. The house bathroom comprises of a four-piece suite with wash hand basin, WC, free standing oval bath with shower attachment and corner sliding door shower. With a stained glass sash window to the rear elevation, tiled flooring and splashbacks, chrome ladder heated towel rail, inset ceiling spotlights and timber fitted airing cupboard.

Leading through to the inner hallway which accesses two further double bedrooms and the inner stairwell which accesses the loft room/bedroom seven with solid wood flooring, two arched sash windows to the rear elevation and exposed beams.







Externals

Holme Dene is set within private established mature grounds having two separate gated access points which lead on to the generous private gravelled driveway providing ample parking. A cobbled area in front of the garage provides additional parking space for a further three cars. Timber folding doors with frosted glass windows access the spacious garage with tiled flooring, mullion windows to the rear elevation, car pit and two further additional garage rooms. To the side of the property is a part wood chip part gravel area providing further parking which leads round to the front of the property.

The front elevation of the house has a central doorway framed by a stone portico with pillars. The generous garden boasts a large stone flagged patio area ideal for entertaining and alfresco dining which leads onto an enclosed lawn area lined by mature shrubs and trees. Stone flagged stairs from the patio lead to further garden area incorporating mature shrubs and trees.

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.



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Tenure

Freehold

Directions

From Halifax Town Centre take the Leeds Road (A58) following signs for Bradford and Leeds. At Stump Cross traffic lights take the right fork and continue along the A58 Leeds Road towards Hipperholme, at the traffic lights continue forward through the traffic lights and proceed along the A58 passing the Tesco Express and the Stray on the right, Holme Dene can be found on the right.

EPC Rating

EER: Current 47 – Potential 62

Local Information

Nearest Stations

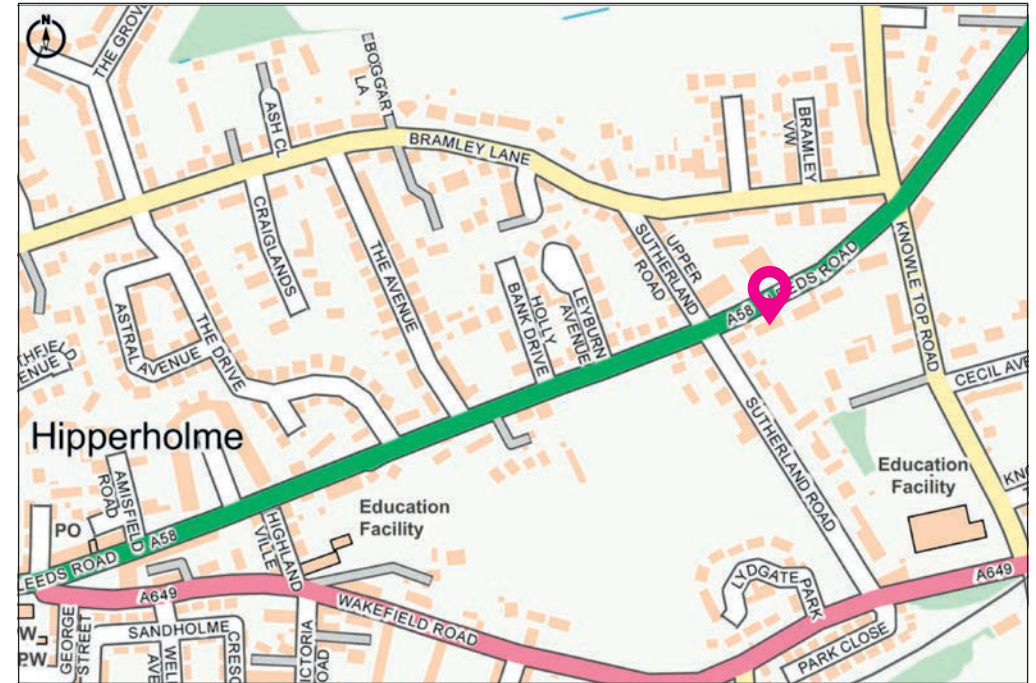
Brighouse	2.9 miles
Halifax	3.4 miles

Nearest Schools

Hipperholme Grammar	0.5 miles
Lightcliffe C of E Primary	0.4 miles
Lightcliffe Academy	0.9 miles
Brighouse High School	1.7 miles

Motorway Network

Junction 26, M62	3.3 miles
Junction 25, M62	3.9 miles

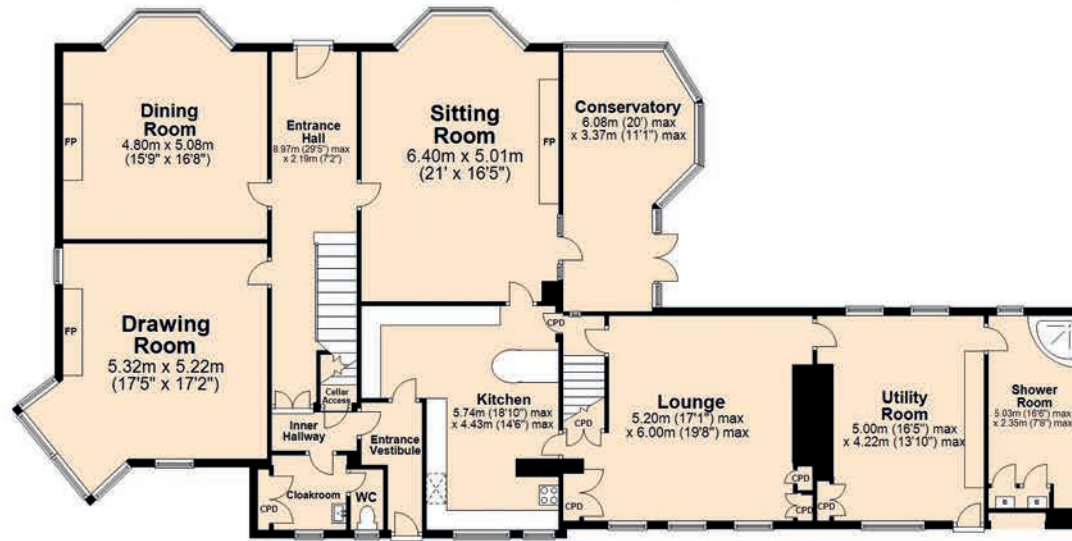


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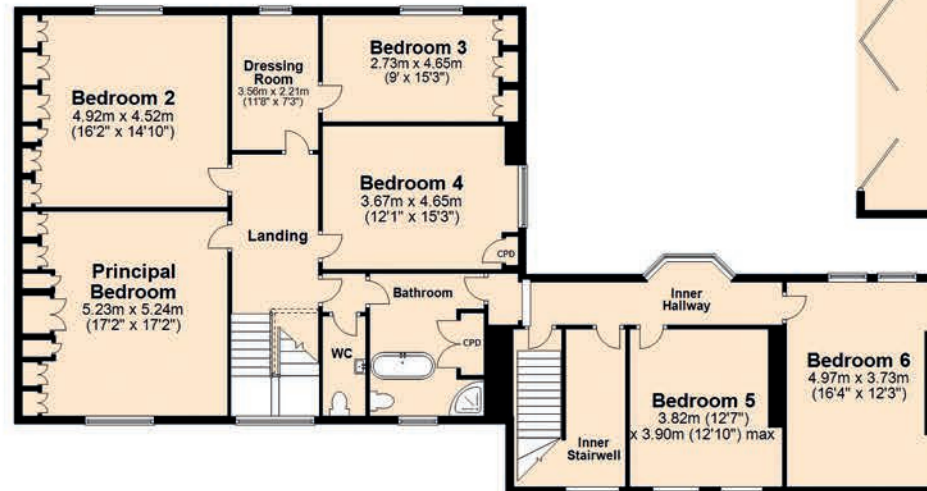


Floor Plans

Ground Floor



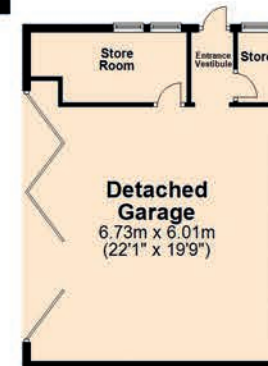
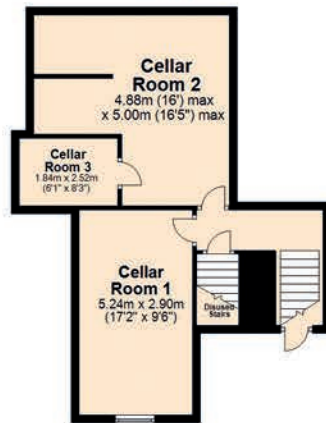
First Floor



Second Floor



Basement



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