

Charnock Bates

The Country, Period and Fine Home Specialist



Henacre Dene

53 Shibden Head Lane, Queensbury, BD13 2NH





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Queensbury
BD13 2NH

Guide price: £450,000



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Summary Description

Henacre Dene is a delightful stone built, dormer bungalow benefiting from an elevated position enjoying views down the Shibden Valley, with the area being of particular interest to those with outdoor interests including keen walkers, cyclists and those with equestrian interests having numerous footpaths and bridleways within close proximity.

Providing five-bedroom accommodation this home would be of particular interest to growing families. Boasting a tarmacadam driveway providing parking for several cars, integral garage, the property also benefits from a paved terrace, lawned garden with fenced allotment and potting shed. Internally the accommodation briefly comprises; entrance hall, lounge, dining room, conservatory overlooking the garden, kitchen, house bathroom, WC, principal bedroom having fitted wardrobes along with en-suite bathroom, four further bedrooms and store room.

Location

Queensbury is a convenient village location perched on a high vantage point above Halifax and Thornton, with views over the hills of Brontë Country and the Yorkshire Dales to the north and north west. Queensbury is most famous for being the home of Black Dyke Mills and the Black Dyke Band. There are many local amenities such as a supermarket, schools, hairdressers, public houses, chemist, gyms, a local swimming pool and a variety of shops, one of which incorporates a post office.



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General Information

Offering a rare opportunity to purchase a deceptively spacious detached dormer bungalow, Henacre Dene enjoys views down the Shibden Valley.

Internally the accommodation briefly comprises; entrance porch, entrance hall, lounge, dining room, conservatory, kitchen, five bedrooms with the Principal benefiting from an en-suite bathroom, house bathroom and separate WC.

A timber and glazed door gives access to the entrance vestibule with a secondary door leading through to the entrance hall which gives access to the ground floor accommodation, with a timber spindle balustrade staircase leading up to bedrooms 4 and 5, with storage cupboard beneath.

The main focal point of the lounge is the log burner set on a granite hearth. Windows to two elevations with internal wooden shutters and ceiling rose and coving. The dining room has sliding patio doors leading through to the conservatory which offers a place to sit and enjoy views over the garden. Stone flagged flooring and double patio doors with steps leading down to the paved terrace perfect for alfresco dining.





The kitchen boasts an extensive range of fitted drawer, wall and base units having glazed wall display cabinets with contrasting granite breakfast bar and worksurfaces with undermounted sink with mixer tap and matching upstands and solid oak flooring. The integral appliances include a dishwasher, double eye-level oven, four ring electric hob with extractor above, fridge and freezer. Plumbing for washing machine. Dual aspect windows overlook the garden with a stable door and steps leading out to the paved terrace and lawn garden.

The house bathroom comprises a five-piece suite comprising; jacuzzi bath with mixer tap and handheld shower attachment, WC, bidet, pedestal wash hand basin and walk in shower cubicle with glass panelled door. Obscure glazed window, fully tiled walls and solid oak flooring. Adjacent to the house bathroom is a separate WC with wash hand basin.





The principal bedroom offers space for a super king size bed and enjoys dual aspect windows with internal wooden shutters and features a range of fitted furniture, including wardrobes to two walls, dressing table with drawers and window seat with rear aspect. The bedroom boasts a modern four piece en-suite comprising; corner steam shower with rainfall-effect overhead shower and massage jets and hand held shower on riser unit, jacuzzi bath, WC, stone circular wash hand basing with mixer tap set on a tiled bulkhead with cupboard, heated towel rail and travertine tiled floor and walls.

Bedroom two again benefits from wooden window shutters and fitted wardrobes with overhead cupboards, bedside tables, and display shelves. Bedroom three completes the downstairs accommodation with window with wooden shutters to the side elevation.

The first-floor accommodation provides two further bedrooms with recessed shelving and potential for hanging space with the storeroom offering further storage space or the potential to create a shower room.





Externals

Henacre Dene is accessed via a driveway that extends to a tarmacadam area providing off road parking for multiple vehicles and leads to the integral garage. The property incorporates a raised paved terrace that leads down to lawned garden bordered by gravelled pathway and mature hedgerow. The vegetable patch is enclosed by a timber post and rail fence with two gated access points and includes a timber and glazed potting shed.

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

Local Authority

Bradford MDC

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.

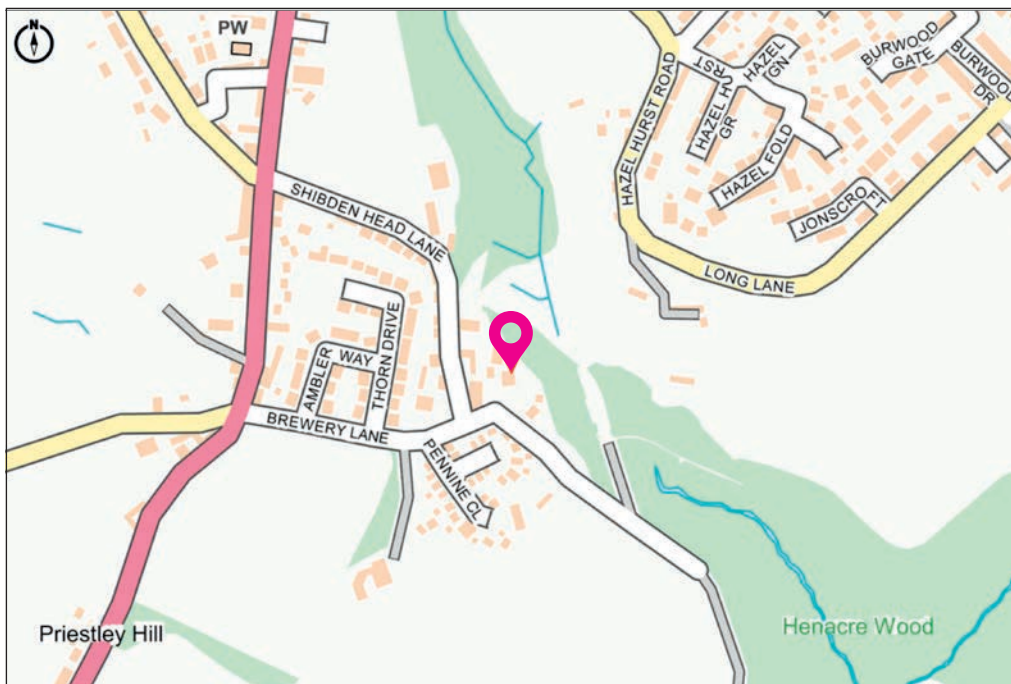
Wayleaves, Easements and Rights of Way

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



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Directions

From our Bull Green office, proceed on Cow Green towards Burdock Way roundabout. Take the A647 to Queensbury and continue for around 3 miles. Take a right turn onto Brewery Lane and continue down to the bottom. Henacre Dene can be found on the left hand side as indicated by our for sale board.

EPC Rating

Current 55 – Potential 79

Local Information

Nearest Stations

Halifax Train Station	3.5 miles
Halifax Bus Station	3 miles
Bradford Interchange	6 miles

Nearest Schools

Shibden Head Primary Academy	0.7 miles
Russell Hall Primary School	0.7 miles
Queensbury Academy	1 mile

Motorway Network

Junction 26, M62	8 miles
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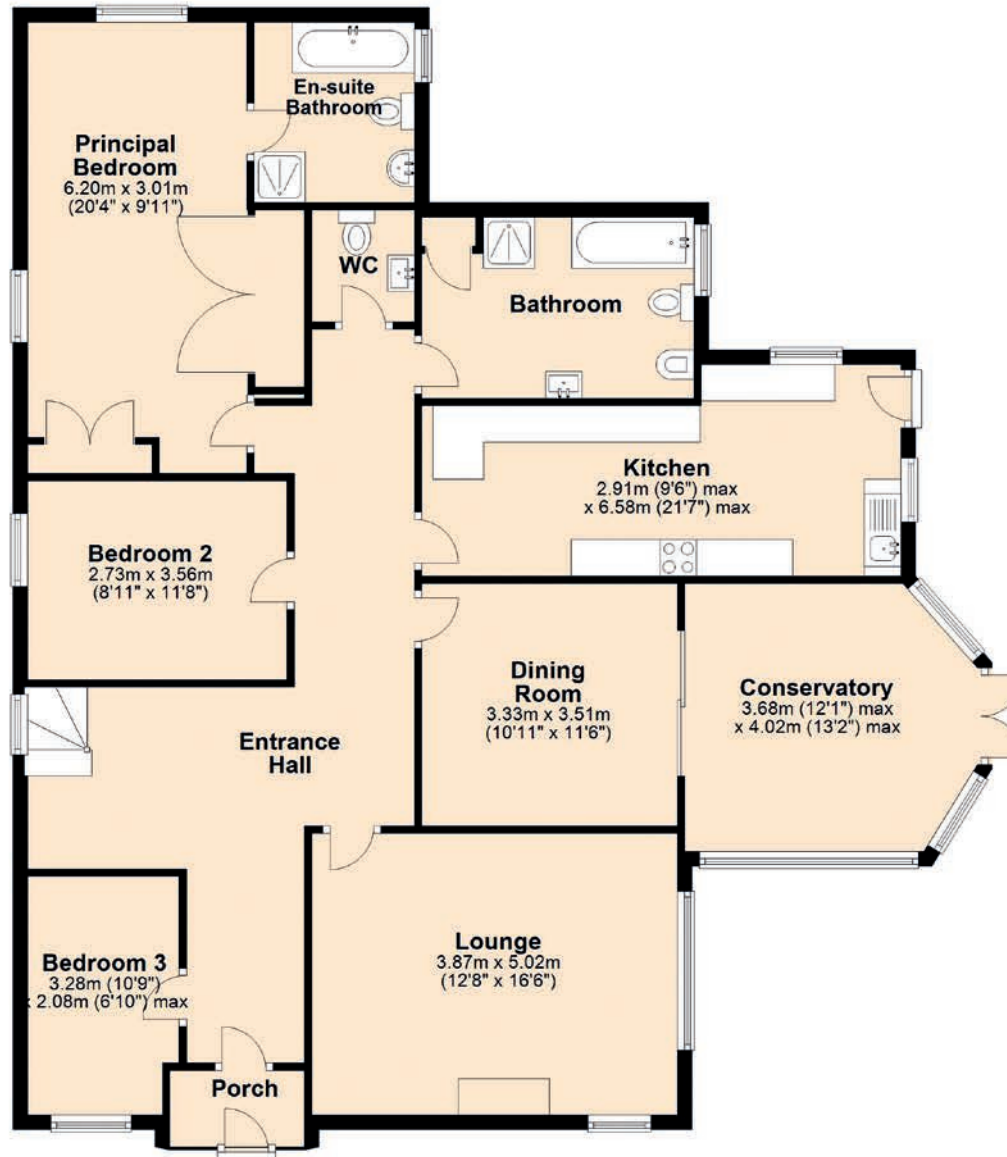


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Floor Plans

Ground Floor



First Floor



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