

Charnock Bates

The Country, Period and Fine Home Specialist



2 Pleasant Pastures

New Hey Road, Scammonden, Huddersfield, HD3 3FT





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Huddersfield
HD3 3FT

Offers Over: £450,000



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Summary Description

Set within this picturesque rural location, 2 Pleasant Pastures is a spacious semi-detached property which retains many period features throughout. Providing deceptively spacious accommodation, which offers the prospective purchasers the opportunity to create a unique family home.

Benefiting from generous gardens to the rear which enjoy far reaching panoramic views over the countryside, along with a driveway providing ample off-street parking and access to the two garages. The property also benefits from approximately 1.35 acres of gently sloping grazing land.

Internally the property briefly comprises; entrance porch, lounge, dining room, kitchen, snug/ rear entrance, and shower room to the ground floor. Three bedrooms, dressing room and house bathroom to the first floor.

Location

Scammonden is a rural location surrounded by beautiful open countryside which is well known for Scammonden Water. With excellent commuter links to Huddersfield and Halifax town centre and the M62 motorway network which gives access to the northern business centres of Manchester and Leeds. Rail links are served by stations in Huddersfield, Slaithwaite, Halifax and Brighouse which run regular services both regionally and throughout the UK. Bolster Moor is located a short distance away with its renowned family run farm shop with an on-site butchers, bakery, deli and coffee shop selling local fare. There are a variety of local amenities in the neighbouring villages of Golcar, Lindley, Slaithwaite and Outlane which include post offices, public houses, shops, hairdressers', supermarkets, schools, restaurants and petrol station.





General Information

A timber panelled door leads through to the entrance porch with stone mullion windows to the front elevation. Leading through to the inner hallway which accesses both the lounge and dining room with exposed beams, stone feature fireplace, storage cupboard and mullion windows to the front elevation.

The heart of this home is the generous lounge with two bay windows to the front elevation, stone mullion windows to the rear, exposed beams and electric coal effect fire.





Moving across to the kitchen boasting a range of fitted base, drawer and eye level units with contrasting laminate granite effect worksurfaces with inset stainless-steel sink. With space for a freestanding fridge/freezer and electric oven with four ring hob, plumbing for a washing machine and dishwasher, tiled flooring and splashbacks, storage cupboard and window to the rear elevation enjoying views across the garden.

A sliding door leads through to the snug/rear entrance porch with stone mullion windows to the rear elevation, velux skylight window, inset ceiling spotlights and uPVC door which leads out to the garages and rear garden. Completing the ground floor accommodation is the shower room which has been adapted to a wet room for disabled access having open shower, low flush WC and wash hand basin.





An open staircase from the inner hallway leads to the first-floor landing accessing three bedrooms, dressing room and house bathroom having a three piece suite comprising; wash hand basin with central mixer tap, WC, panelled bath with overhead electric shower attachment, tiled splashbacks, shelf storage, chrome heated towel rail and window to the rear elevation.

The spacious principal bedroom benefits from fitted wardrobe space and mullion windows to the front and rear elevation providing ample natural daylight. Two further double bedrooms are also positioned off the landing with the third bedroom benefiting from a dressing room with built in wardrobe space.



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Externals

A driveway leads directly from New Hey Road to the generous concrete forecourt providing parking for ample cars also giving access to the front garden benefiting from lawned area which is bordered by dry stone wall and mature shrubs and trees. There are two garages with electric remote-controlled doors to the rear which leads to further lawn area, bordered by shrubs and trees, ideal for entertaining, barbequing and al-fresco dining whilst enjoying far reaching panoramic views across the neighbouring fields and moorland landscape. A useful shed provides storage space. The property also benefits from approximately 1.35 acres of gently sloping grazing land.





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

Kirklees

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. Kirklees Way, a public footpath, has a right of way down the drive and lane to the bottom of the boundary of the property at the bottom of the field.

Services

We understand that the property benefits from three-phase electricity, water and drainage. Please note 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. Please note that there is currently no gas supply.

Tenure

Freehold

Disclaimer

We have been advised that the neighbouring property is relocating one of the agricultural buildings. The Application Number for Kirklees Planning Department is: 2020/93739.

EPC Rating

EER: Current 41 – Potential 87



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Directions

From Halifax Town Centre proceed on the Huddersfield Road (A629), down Salterhebble Hill and continue onto the Calderdale Way until reaching Ainley Top. At Ainley Top, take the 4th exit onto Lindley Moor Road/A643. After approximately 1.7 miles, at the roundabout take the 3rd exit onto New Hey Road/A640. Proceed along New Hey Road for just over 3.2 miles, passing O Cot Lane and the property can be found on the right hand side, as indicated by a Charnock Bates signboard.

For satellite navigation: **HD3 3FT**

What Three Words: **beaten. primary. belief**

Local Information

Nearest Stations

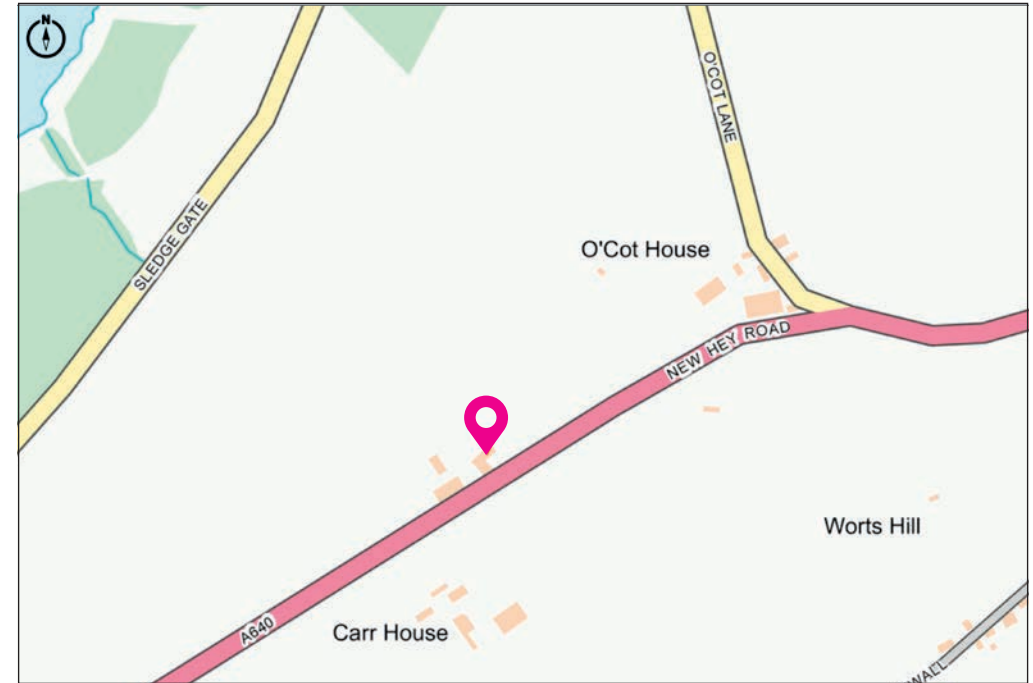
Slaithwaite	2.5 miles
Huddersfield	6.7 miles
Brighouse	7.8 miles
Halifax	9.7 miles

Nearest Schools

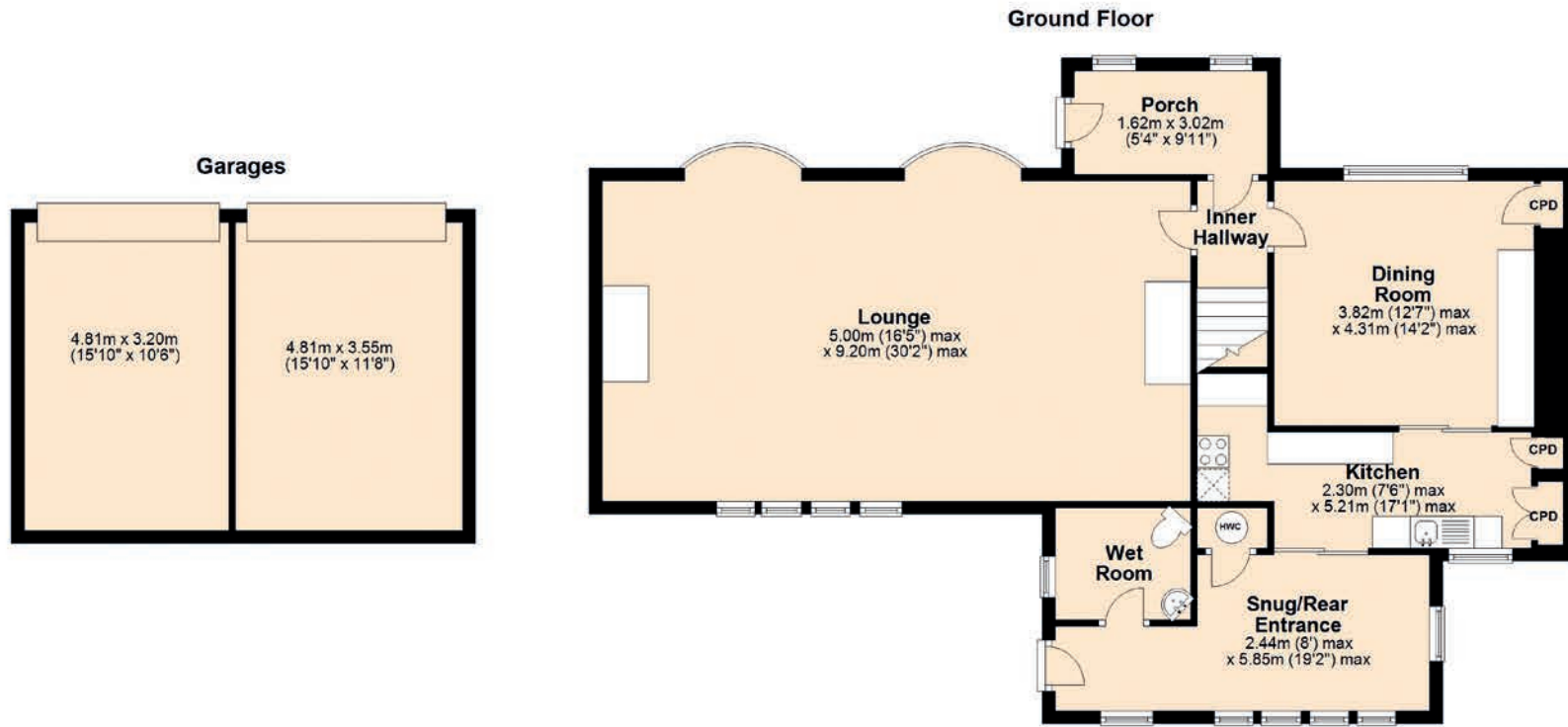
Golcar Junior Infant and Nursery School	3 miles
St Johns CE School	3.1 miles
Salendine Nook High School	7.5 miles

Motorway Network

Junction 23, M62 West	3.2 miles
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Floor Plans



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