

Charnock Bates
Chartered Surveyors & Auctioneers





Springwood

26 Hullen Edge Road | Hullen Edge

A rare opportunity to purchase a substantial, immaculately presented detached family home set within beautifully landscaped grounds.

Briefly comprising, grand entrance hall, 2 reception rooms, W.C, craft room, dining kitchen, utility, conservatory, pantry/cellar, 4 double bedrooms, 4 en suites, dressing room and study/bedroom 5. Gated drive, ample parking, impressive gardens, distant views and double garage.

GROUND FLOOR

Entrance Vestibule
Hallway
W.C
Drawing Room
Dining Room
Craft Room
Dining Kitchen
Utility Room
Sun Lounge
Pantry with wine store

FIRST FLOOR

Landing
Master Bedroom
En Suite and Dressing Area
Bedroom Two
Jack and Jill En Suite
Bedroom Three
Bedroom Four
En Suite
Study/Bedroom Five

DISTANCES

Leeds approx 20 miles. Manchester approx 30 miles.



LOCATION

Hullen Edge is a sought after and convenient location close to the centres of Halifax, Huddersfield and Brighouse. In nearby Elland and West Vale there are a variety of local amenities such as shops, bars, restaurants, banks, function suites and supermarkets. There are a variety of local schools, a cricket ground, a bowling ground and two golf clubs nearby. Access to the M62 via Blackley approximately 5 minutes. The property has access to both Manchester International airport and Leeds Bradford airport.

GENERAL INFORMATION

The property has retained many features such as impressive Inglenook fireplaces, oak panelling, plaster ceiling coving, beams, stained glass panelled windows, carved oak staircase, impressive bay windows and window seats.

The sun lounge was added in 2006 and benefits from under floor heating.

A wide range of bespoke base, drawer and eye level units to the dining kitchen incorporating granite worktops and lit glazed display cabinets. Gas fired Aga set within the chimney breast with beamed mantle above. Integrated dishwasher. Sink and drainer. Tiled floor.

A range of fitted units also to the utility room. Plumbed for a washing machine and space for a tumble dryer. Integrated wine fridge. Sink and drainer. Creole. Tiled floor. Two recently installed Valliant central heating boilers to the utility.

The pantry has stone shelving and table. Access to the wine store.

The master bedroom has fitted wardrobes, headboard, bedside cabinets and drawers. Additional fitted wardrobes and dressing table to the dressing room.

All the en suites within the property benefit from white suites.

Broadband , Sky and surround sound to the lounge.

TV points to majority of the rooms.

EXTERNALS

Electric gates access a private drive which creates ample parking and leads to the detached garages.

The property benefits from superb manicured lawned garden with paved seating areas and impressive timber pagoda.. where to enjoy the distant far reaching views. To the front of the property a further manicured lawned garden incorporating well stocked borders with original roses. Two original Monkey puzzle trees to the front garden. The gardens are enclosed by stone walling and timber fencing. Outdoor lighting. Outside tap. Stone built garden stores.

The garage (36ft X 24ft). Two electric up and over doors. Tiled floor. Stainless steel sink with stainless units. Workshop area. A potting shed adjoins the garage.

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 AND RIGHTS OF WAYS

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

NOTES

Electrical and other appliances such as gas supply, private water supplies etc have not been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

SERVICES

We understand that the property benefits from all mains services, which should be checked by any prospective purchaser.

TENURE

Freehold with vacant possession upon completion.

DIRECTIONS TO

From Halifax, take the A629 towards Huddersfield and branch off to the right along the B6112 to West Vale. Proceed straight through both sets of traffic lights at West Vale and continue up Stainland Road. Shortly after passing Ingwood Nursing Home on the left, turn left onto Green Lane and then right onto Hullen Egde Lane. Continue to the top of the lane and proceed straight ahead onto Hullen Edge Road. Follow the road until reaching the gated entrance to Springwood, 26 Hullen Edge Road on the left hand side.

For Satellite Navigation - HX5 0QY

IMPORTANT NOTICE

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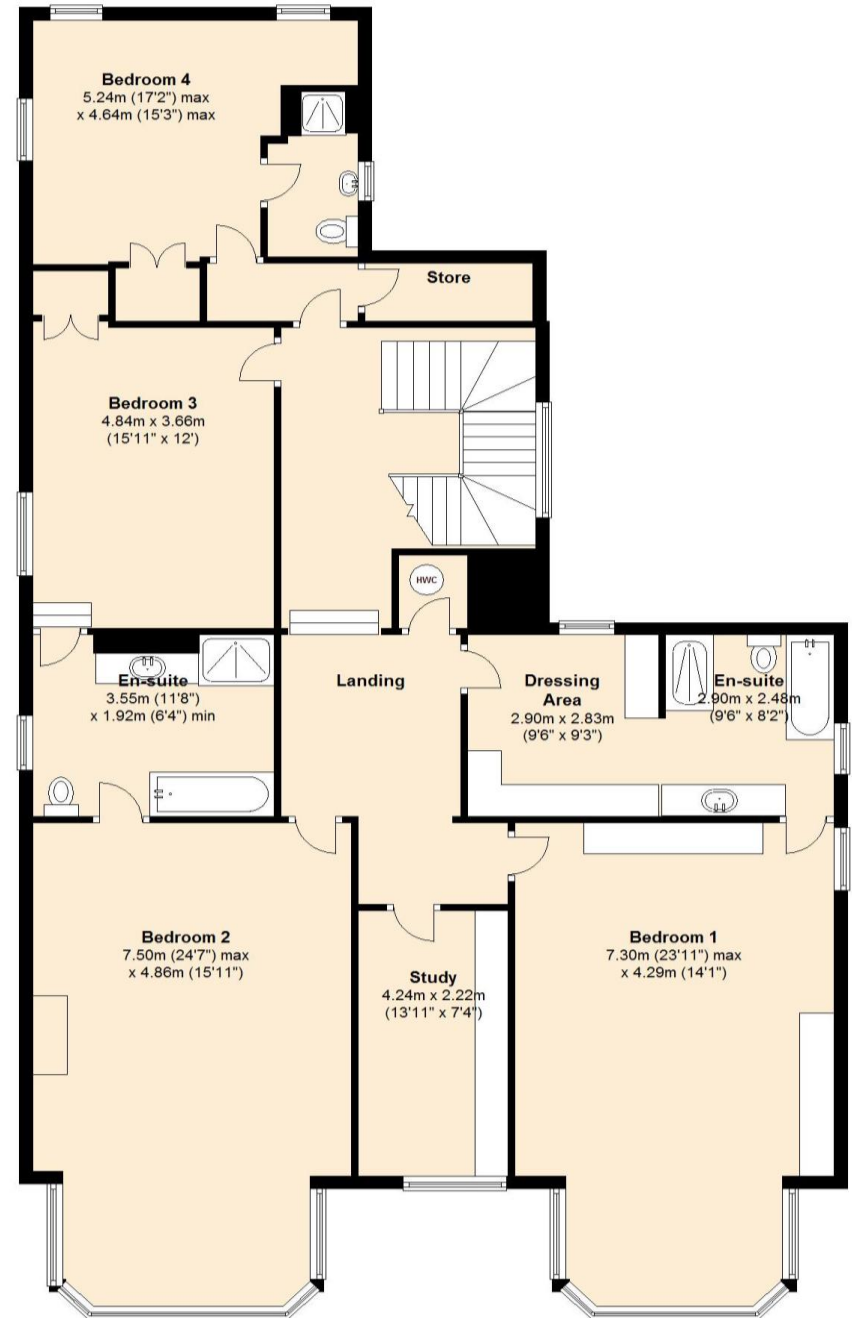




Ground Floor



First Floor





70 Commercial Street
Halifax HX1 2JE
t 01422 380100

www.charnockbates.co.uk

250 Halifax Road
Ripponden HX6 4AG
t 01422 380100

email: info@charnockbates.com

121 Park Lane, Mayfair
London W1K 7AG
t 020 7079 1479

www.rightmove.co.uk