

Charnock Bates



Hollyside • 14a • Newlands Road

Halifax

CHARMING THREE-BEDROOM DETACHED BUNGALOW WITH IDYLLIC VIEWS

Tucked away in a peaceful position within close proximity to town, Hollyside offers the best of both worlds: privacy, tranquillity, and sweeping countryside views – all within easy reach of local amenities.

Beautifully styled throughout, this detached bungalow features rich textures, thoughtful finishes and sociable indoor-outdoor living. From the moment you arrive, it's clear this is a home designed for both quiet moments and vibrant gatherings.

"We'll miss the views, the quiet, the privacy. It's a five-minute drive to town but you feel like you're right in the countryside. If we could pick this house up and take it with us, we would." - Current homeowner.

INSIDE THE HOME

ENTRANCE HALL

Welcoming and warm with a touch of lodge-style luxury, the hallway sets the tone with a tartan carpet that evokes the charm of a countryside retreat.

LOUNGE

A wood-burning Dunsley stove set in a rustic brick surround makes this room a cosy haven, while sliding French doors and plantation shutters open to the front patio – inviting sunlight and fresh air in during warmer months.

"Because it's a bungalow, the fires heat the whole home - we don't even need the central heating in winter really." - Current homeowner

KITCHEN

Industrial touches meet rustic warmth in this standout space. Rustic brick cladding, open wooden shelving with copper piping, and

chevron-patterned wood floors add texture and depth. Gloss cabinetry and granite worksurfaces ensure a sleek, modern finish.

Integrated appliances include a Zanussi microwave, twin ovens, dishwasher, washing machine, and a wine cooler tucked into the kitchen island. A cylindrical stove keeps things cosy. French doors lead out to the rear courtyard for effortless entertaining.

BATHROOM

Sleek and contemporary, the bathroom features underfloor heating, a bath with overhead shower, built-in vanity unit, floating cabinets and heated towel rail.

BEDROOMS

Both double bedrooms offer generous built-in storage. One includes fitted wardrobes, drawers and a vanity area with mirror and ceiling fan, while the other is complete with integrated wardrobes and overhead cabinetry. Both rooms enjoy peaceful views.

POTENTIAL FOR MORE

Hollyside has planning permission to create a first floor extension to the existing ground floor, with a balcony to the front elevation. Reference 06/01231/HSE in the Calderdale planning portal for further details.

OUTDOOR LIVING

FRONT GARDEN

South-facing and beautifully landscaped, the garden offers multiple zones to enjoy the sun.

A koi pond with waterfall and Japanese Acer tree creates a serene focal point, while steps lead up to a raised decking area with built-in banquette seating – perfect for alfresco dining.



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