

Charnock Bates

The Country, Period and Fine Home Specialist



The Acres

Green Lane Farm, Soaper Lane, Halifax, HX3 7PS





# The Acres

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Halifax, HX3 7PS

£575,000



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## Summary Description

Situated in an exclusive, private gated community providing access to just four properties, this spacious detached family home benefits from generous gardens with far reaching views, along with block paved driveway providing off-street parking for approximately four cars with further parking available in the integral double garage. With well-presented accommodation throughout, set over two floors with five double bedrooms, The Acres will be of particular interest to family purchasers.

Internally the entrance hall accesses the living/dining kitchen, lounge, downstairs WC, and utility. First floor accommodation comprises; landing, house bathroom and five bedrooms with the principal benefitting from an ensuite shower room.

## Location

The property is ideally situated for a wide range of local amenities offered within Shelf, Northowram and Hipperholme. Benefitting from excellent commuter links to both Bradford and Halifax along with access to the M62 motorway network and train connections available from Brighouse and Halifax stations. Close to rural areas including Coley and Shibden Valley the area is popular with walkers taking advantage of the numerous bridleways and public footpaths.



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## General Information

The main entrance door leads through to the spacious entrance hall with grey tiled flooring with underfloor electric heating and inset ceiling spotlights. An oak and glazed staircase with underneath storage cupboard leads to the first-floor landing. Accessed directly from the entrance hall is the downstairs WC having a two-piece suite comprising low flush WC, wash hand basin with mixer tap, partially tiled walls, central heating radiator and frosted uPVC window to the front elevation.

The heart of this family home is the generous dining/living kitchen having an extensive range of grey gloss fitted base, drawer and eye level units with contrasting grey quartz worksurfaces, undermounted double stainless steel sink unit with mixer tap, inset ceiling spotlights and grey tiled flooring with underfloor electric heating. Integral appliances include dishwasher, fridge/freezer and Neff double electric oven. Also incorporating a central island with pop up electrical power points, integral Neff five ring hob with overhead ceiling mounted extractor hood. Additionally, the room benefits from a large dining and sitting area with Sonos sound system, uPVC bifold door to the rear elevation and uPVC sliding door to the side elevation which both lead out to the garden.

Moving across the entrance hall is the impressive lounge with tile flooring with inset central carpet, central heating radiator, inset ceiling spotlights, uPVC windows with patio door to the rear elevation and wood burning stove set within a stone hearth providing an ideal place to relax.

Leading through to the utility room having fitted grey gloss base and eye level units with quartz worksurfaces, integrated washing machine and dryer, stainless steel inset sink with mixer tap and uPVC window to the front elevation. A door leads through to the spacious garage providing additional secure parking and additional storage with electric up and over remote-controlled door and uPVC door to the rear elevation. The house boiler is located here.



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The first-floor galleried landing accesses five double bedrooms and house bathroom. The generous principal bedroom benefits from sliding door fitted wardrobes providing ample storage and ensuite shower room comprising low flush WC, corner sliding door shower, wash hand basin, chrome heated towel rail and tiled splashbacks and flooring.

The second bedroom has a uPVC sliding door to the side elevation with Juliet glass balcony enjoying far reaching views. Three further good size bedrooms are positioned off the landing having uPVC mullion windows and central heating radiators.

Completing the internal accommodation is the house bathroom which benefits from Grohe fittings. Having a four piece suite comprising; tiled bath, walk in shower with glass shower screen and overheard rainfall shower, wash hand basin with central mixer tap, low flush WC, chrome heated towel rail and tiled splash backs and flooring.



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## Externals

The Acres is accessed via an electric iron gate with intercom entry system, providing access to just three other properties. A private paved drive to the side of the property leads to the double integral garage providing parking for approximately four cars. A limestone flagged pathway wraps around the property with lawn area to the front which extends to the side elevation bordered by mature shrubs and dry-stone wall. Also incorporating an impressive composite decking area with well-stocked flowerbeds, electric power points and remote-control operated feature lighting and water fountain perfect ideal for entertaining, barbequing and al-fresco dining whilst enjoying far reaching panoramic views. The property benefits from 4k solar panels to the roof.

## 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.

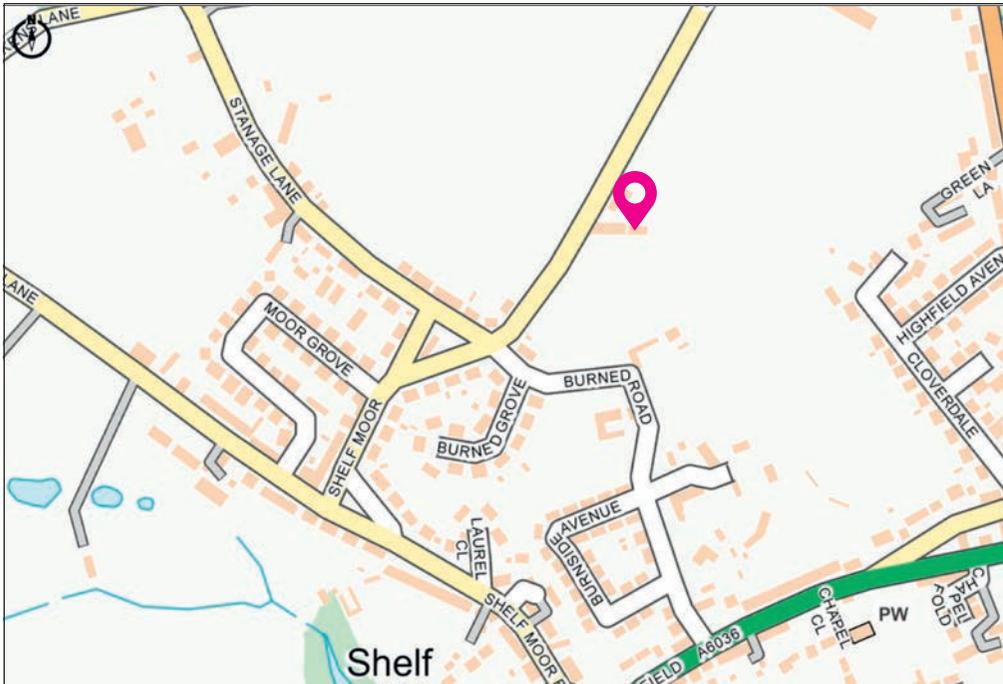
## Services

We understand that the property benefits from mains electric, gas, water and sewage.

## Tenure

Freehold.





## Directions

From Halifax Town Centre proceed along the A58 Godley Road towards Stump Cross. Upon reaching the traffic lights at Stump Cross stay in the left hand lane and proceed up the A6036 Bradford Road towards Northowram. Continue along the A6036 passing through Northowram until reaching Shelf roundabout, proceed straight forward onto Halifax Road. Continue forward then take a left turn on to Shelf Moor Road, then take an immediate right turn onto Shelf Moor. Continue forward onto Soaper Lane until reaching The Acres on your right hand side as indicated by a Charnock Bates board.

## EPC Rating

EER: Current 95 – Potential 95  
 EIR: Current 94 – Potential 94

## Local Information

### Nearest Stations

Halifax	4.6 miles
Brighouse	5.3 miles

### Nearest Schools

Shelf Junior and Infant	1.6 miles
Northowram Junior	1.2 miles
Hipperholme Grammar	1.8 miles
Lightcliffe Academy	3 miles
Brighouse High	3.2 miles

### Motorway Network

Junction 26, M62	5.5 miles
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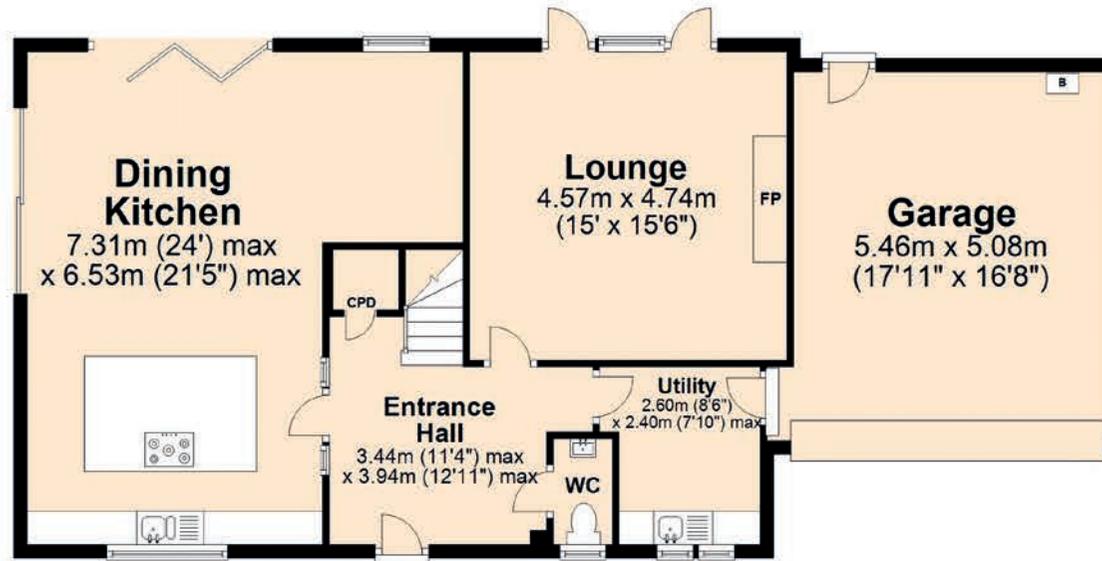


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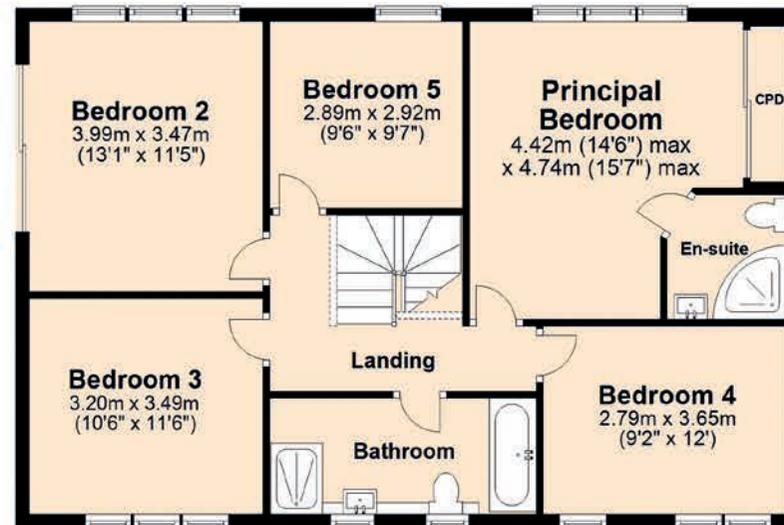


# Floor Plans

Ground Floor



First Floor



# Charnock Bates

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