

Charnock Bates

The Country, Period and Fine Home Specialist



1 Elm Bank

Wakefield Road, Sowerby Bridge, HX6 2UX





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Wakefield Road
Sowerby Bridge
HX6 2UX

Guide Price: £295,000





Summary Description

Having been in the same ownership for over three decades, 1 Elm Bank has been a much-loved family home. Formerly two cottages, converted into one over 70 years ago, this substantial, stone built property offers a wonderful opportunity to acquire a detached, four bedroom home in the highly sought after Sowerby Bridge and enjoys generous garden/driveway with remote gated access.

With a workshop area to the rear, raised, decked seating areas and open rural views to the front with a rural aspect to the rear, including a view of Wainhouse Tower.

Internally the property briefly comprises; two entrance vestibules, two reception rooms, breakfast kitchen, and conservatory to the ground floor. Four bedrooms, one with WC facilities, and house bathroom to the first floor.

Location

Sowerby Bridge is a market town in the Upper Calder Valley with many local shops and amenities including a supermarket and leisure centre. The Rochdale Canal and Calder & Hebble Navigation meet at Sowerby Bridge and the Wharf area provides a wide array of great bars and eateries.

There are good local schools in the surrounding area, and Calderdale Royal hospital and the Lloyds Banking Group, Copley Data Centre are both within close proximity. Benefiting from excellent M62 access via Junction 24, with Sowerby Bridge and Halifax train stations providing great commuter links having regular services regionally with connecting services to the national rail network.



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General Information

An entrance vestibule gives access to the lounge which features a window to the front elevation, two exposed stone walls with some further exposed stonework to the chimney breast, beams to the ceiling and engineered oak flooring. The central feature of the room is a cast iron Rembrandt solid fuel stove with timber surround set upon a slate hearth. Two windows to the rear wall give light to the kitchen and conservatory, and an open staircase leads up to the first floor accommodation.

A small inner hallway benefits from a useful under-stairs storage area and gives access to the breakfast kitchen which enjoys a good range of freestanding IKEA units which incorporate a Belfast sink with mixer tap over. Integrated appliances include a Whirlpool 5 ring gas hob with filter extraction hood above and an electric oven. There is space for an American style fridge freezer, plumbing for a washing machine and a small breakfast bar. Laminate wood flooring runs throughout the kitchen and into the conservatory which is accessed via double doors and features an exposed stone wall and double French doors leading out to the garden.





Accessed off the kitchen, the generously sized sitting room enjoys a window to the front elevation, beams to the ceiling and an arched alcove with fitted shelves. An electric fire with pebbles is wall mounted within a timber surround and a further door gives access to the second entrance vestibule, off which the former staircase provides a useful storage area.

Continuing to the first floor, a spacious principal bedroom features dual aspect windows, pine floorboards and a fitted double cupboard which houses the Vaillant Combi Boiler. There are two sets of double mirrored doors, one of which accesses a fitted wardrobe.





Bedroom two is set to the rear of the property with a window to the side, a Velux window and double French doors leading out to a decked balcony area. Across the landing, bedroom three benefits from a window to the front elevation and laminate wood flooring. The fourth bedroom is currently utilised as a dressing room and benefits from a WC and wash hand basin which could easily be partitioned off to create a small en suite.





The house bathroom is split level and benefits from a five piece suite comprising: WC, bidet, wash hand basin set within a vanity cupboard, tiled shower cubicle and bath. Velux window and a window to the side elevation.

Externals

The front elevation of the property enjoys two timber framed open porches with slate roofs, and a Yorkshire Stone paved area with edged border suitable for potted plants. Wrought iron electric gates with a pedestrian gate to the side lead into a low maintenance, pebbled garden/driveway with an area of hard standing for parking. There is a raised, decked seating area with a raised bedding area to the side and a small area of astro turf. To the rear of the property, there is a workshop area which is open to the rear and gives access a further storage area to the side elevation. Located above the workshop is a further area of decking accessed via bedroom two.

Fixtures and Fittings

Only fixtures and fittings mentioned in the sales particulars are included in the sale.

Local Authority

Calderdale MBC, Band C.

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.

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.



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Directions

From Halifax, take the A58/Burdock Way and continue to follow it until taking a left turn onto Arden Road. The road immediately forks; stay to the right and then turn left to stay on Arden Road. At the mini roundabout, continue straight onto Savile Park Road then continue for approximately 0.7 miles. Cross Skircoat Moor Road and continue forwards again onto Birdcage Lane. Birdcage Lane turns slightly right and becomes Birdcage Hill. Continue straight onto Woodhouse Lane and proceed over the cobbles to the bottom. Turn right onto Wakefield Road/A6026 and continue forwards, passing the Lloyds Banking Group, Copley Data Centre and then an open green space on your right hand side. 1 Elm Bank is then the second detached property on the right hand side, as indicated by our Charnock Bates signboard.

For satellite navigation: **HX6 2UX**

EPC Rating

EER: Current TBC – Potential TBC

Local Information

Nearest Stations

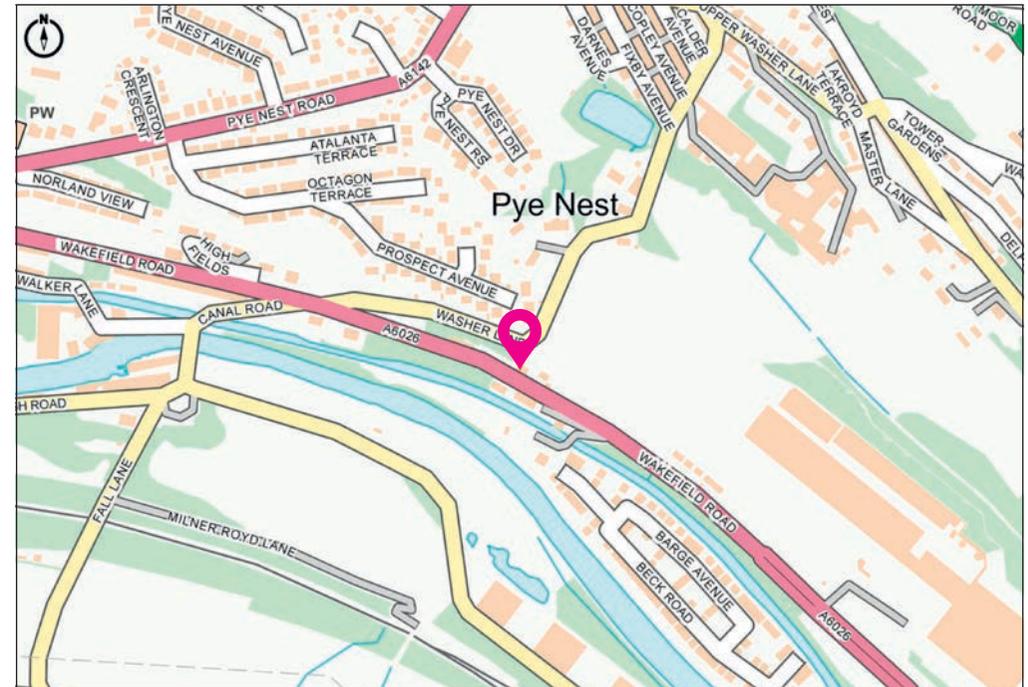
Sowerby Bridge	1.3 miles
Halifax	2.4 miles

Nearest Schools

Bolton Brow Primary Academy	0.8 miles
The Gleddings School	0.8 miles
The Crossley Heath School	1.2 miles
Ravenscliffe High School	1.6 miles

Motorway Network

Junction 24, M62	5.0 miles
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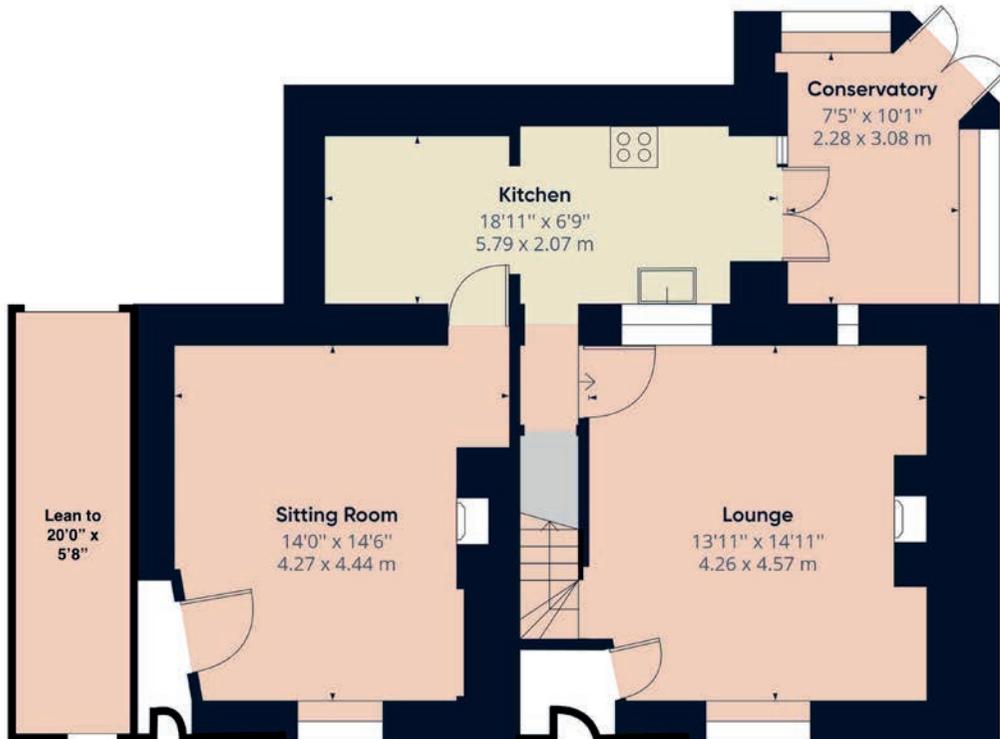


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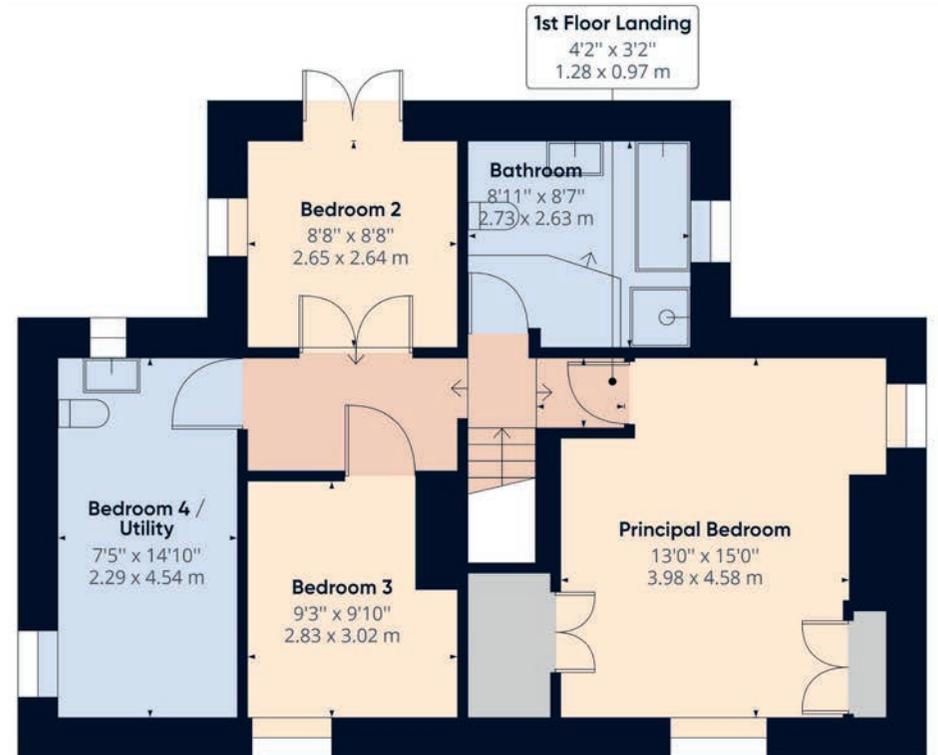


Floor Plans

Ground Floor



First Floor



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Property House
Lister Lane, Halifax, HX1 5AS
01422 380100
charnockbates.co.uk

250 Halifax Road,
Ripponden, HX6 4BG
01422 823777
email: homes@charnockbates.co.uk

Oak House,
New North Road, Huddersfield, HD1 5LG
01484 903000
rightmove.co.uk