

Charnock Bates





# • 1 • Saxon Rise

## Halifax

### SECOND AND FINAL PHASE OF THE SAXON RISE DEVELOPMENT -

Each of the remaining three homes within this unique rural scheme of just five detached properties offers generous accommodation extending to approximately 3,500sqft (325m<sup>2</sup>) split over two floors. This beautiful Show Home is now available to reserve!

Boasting four generous double bedrooms, this plot benefits from a principal suite with an enviable en-suite bathroom with four-piece suite, along with a dressing area and views across water. The remaining three generous bedrooms all incorporate en-suite shower rooms.

The flexibility of the accommodation continues on the ground floor where the layout is adaptable to suit modern needs, including either a 5th bedroom, or a study allowing a pleasant work environment for homeworkers.

The hub of the home is undoubtedly the large open plan sitting and dining kitchen, whilst a separate lounge provides a good-sized area ideal for relaxing and watching television. Useful additions to the layout include a utility room, WC and plantroom. Externally this plot provides a generous paved parking area that can accommodate four cars and an extensive garden to the front with amazing views of the surrounding countryside.

#### Designed to endure

Stand out design is the theme the moment you first set eyes on Saxon Rise. Built on the site of former agricultural buildings and surrounded by greenbelt farm and moor land the development is sympathetic to both its immediate surroundings and previous uses. Built from traditional block work with timber cladding the development sits seamlessly in its position on the edge of Ringstone Reservoir.

The flow of the accommodation promotes a clear and simplistic design that is amplified by the amount of natural light and interchanging scenic views that can be enjoyed throughout the ground and first floors.

Internally this property enjoys high quality fixtures and fittings throughout, including underfloor heating to the ground floor, integral

'Neff' appliances, CCTV and alarm systems along with external lighting.

This property benefits from private parking for four cars and a large garden to the front with far reaching views of the surrounding countryside, ideal for entertaining and alfresco dining.

#### Country living

Set on the hills above Ripponden on the edge of Ringstone Edge Moor, Saxon Rise offers purchasers the chance to own a modern new build home within a stunning rural location with views extending out over the stunning Pennine scenery with picturesque Ringstone Reservoir right on the doorstep.

The area is popular with walkers, cyclists and those with equestrian interest who are looking to explore the many bridleways and public footpaths the area has to offer. The area benefits from access to local amenities and is situated approximately 1 mile (1.6 km) east of Ripponden, 2 miles (3.2 km) south of Sowerby Bridge and 4 miles (6.4 km) south-west of Halifax town centre.

Barkisland village is in the Ryburn ward of Calderdale. Barkisland has a school, a church, a post office and a cricket club along with several public houses including The Fleece Countryside Inn.

#### City reach

For those purchasers looking to enjoy rural living yet remain within commutable distance of the business centres of north England, Saxon Rise is ideally positioned for road, rail and air travel.

Access to the M62 motorway network from junction 22 is approximately 6.5 miles from the development, whilst regular rail services run from stations in Sowerby Bridge and Halifax. Leeds Bradford Airport (LBA) is approximately 24 miles away and Manchester Airport (MAN) is located approximately 39 miles away.

#### Directions



### HALIFAX

Property House, Lister Lane, Halifax HX1 5AS

t 01422 380100

### RIPONDEN

250 Halifax Road, Ripponden HX6 4BG

t 01422 823777

### HUDDERSFIELD

Oak House, New North Road, Huddersfield HD1 5LG

t 01484 903000

### LONDON

21 Park Lane, Mayfair, W1K 7AG

