

Charnock Bates



OPPORTUNITY - C **Halifax** **711-222-2222**

It's an extremely rare opportunity to purchase this detached home nestled within a peaceful tranquil setting yet remaining ideally situated for local amenities within Halifax town centre which is a short drive away. Set within approximately 0.74 acres offering prospective purchasers the opportunity to create a truly one-off family home and a high-end barn conversion.

Tenure: Freehold
Local Authority: Calderdale MBC Band C

A semi-rural location on the outskirts of Booothtown which is located only a short distance from Halifax town centre. Benefiting from a variety of high street stores and train station providing regular services regionally with connecting services to the national rail network. Queensbury is also located nearby, being most famous for being the home of Black Dyke Mills and the Black Dyke Band. There are many local amenities such as a supermarket, schools, hairdressers, public houses, chemist, gyms, a local swimming pool and a variety of shops, one of which incorporates a post office. Shibden Valley is located a short distance away boasting a network of walking routes and bridleways ideal for outdoor leisure and equestrian

Access is gained into the property directly off Howcans Lane into the driveway providing off road parking. The property is set within a generous expanse of gardens which surround the property totalling approximately 0.74 acres. Comprising of lawns with box hedging, pond and vegetable plots bordered by mature shrubs and trees providing the perfect space for relaxing, barbequing and al-fresco dining whilst enjoying the idyllic setting. There is also a pond displaying all kinds of wildlife.



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