

Charnock Bates

The Country, Period and Fine Home Specialist



Beechfield

Keighley Road, Halifax, HX2 8HA





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Offers Over: £499,950



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Summary Description

Beechfield is a substantial five-bedroom character property retaining a wealth of period features throughout such as deep skirting boards and architraves, high ceilings, traditional wall panelling and ornate ceiling roses and coving. Situated within a sought-after residential location, this deceptively spacious home benefits from a well-manicured garden to the front elevation along with a generous driveway and garage providing ample parking. Enjoying multiple outbuildings, one benefiting from an external kitchen creating a fantastic space ideal for those looking to work from home.

Internally the accommodation briefly comprises entrance hall, lounge, dining room, breakfast kitchen, rear entrance vestibule, utility, study and WC to the ground floor. An enclosed staircase off the rear entrance vestibule leads down to the generous cellar rooms. Landing, four bedrooms, WC and bathroom to the first floor. An inner landing off the first floor leads to an additional potential dressing area with fifth bedroom.



Location

Ideally positioned off Keighley Road for a wide range of local amenities including a nearby supermarket, two pubs, a butcher and independent retailers along with wider amenities within Halifax Town centre. Local schools include the North Halifax Grammar School, ranked as outstanding at the time of writing, along with popular Trinity Academy. Close proximity to Beechwood Park and its nature reserve with children's play area, exercise equipment and sports fields.

Also benefiting from excellent commuter links with rail stations in Halifax, Sowerby Bridge and Brighouse providing regular services to the Northern Business centres of Leeds and Manchester. Excellent road links also exist with access to the M62 motorway network via junctions 24, 25 and 26.



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General Information

Access is gained via a timber panelled entrance door with feature-stained glass window leading into the entrance hall with a window to the side elevation, generous cloak cupboard, tiled flooring, decorative ceiling rose, coving and picture rail and open staircase leading to the first floor landing.

Positioned off the entrance hall is the lounge with a window to the side elevation and bay window to the front and window to the side elevation, decorative ceiling coving and rose and Michael Miller gas flame effect fire set within a travertine stone surround providing an ideal place to relax.





Moving across to the dining room with mullion windows to the front elevation, solid oak flooring and tradition oak wall panelling, decorative ceiling coving and open fire set within a decorative tiled hearth.

Boasting an extensive range of Oak fitted wall, drawer and base units to the breakfast kitchen with contrasting granite worksurfaces, stainless steel undermounted sink, tiled flooring and splashbacks, window to the rear elevation, inset ceiling spotlights, feature kickboard lighting and gas stove set within a stone hearth with timber mantle. Integral appliances include five ring gas hob and double gas oven.

To the utility room are fitted base units with cupboard storage, inset stainless steel sink with mixer tap, window to the rear elevation, plumbing for a washing machine, space for a freestanding dryer and fridge/freezer.







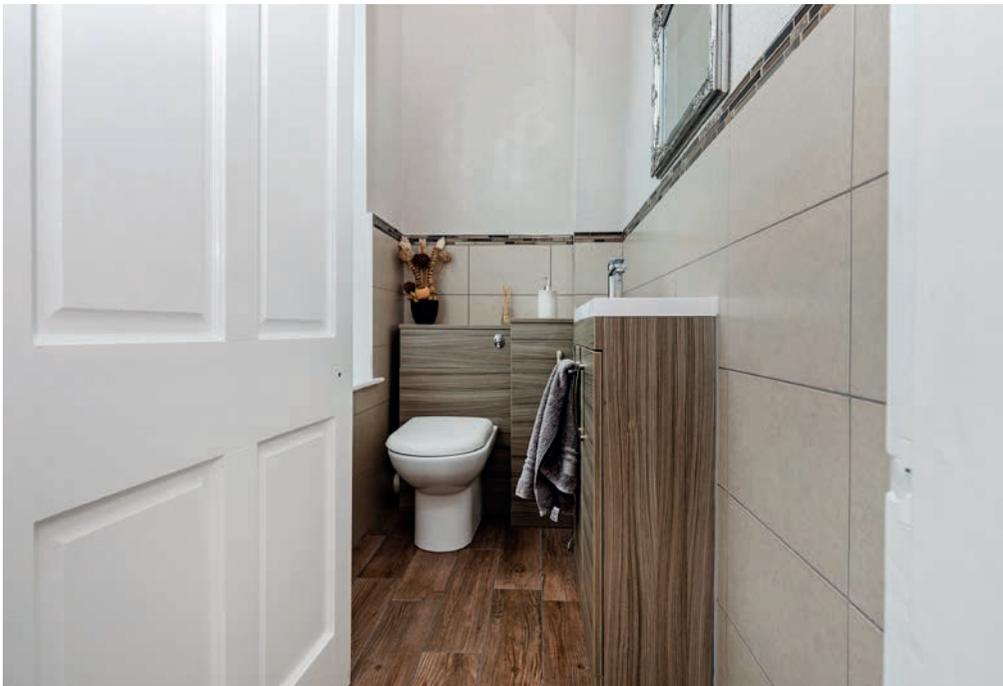


The home study offers an excellent space ideal to create a separate workspace perfect for those looking to work from home with decorative ceiling coving and window to the side elevation.

A door leads through to the WC enjoying a two-piece suite comprising low flush WC and wash hand basin with underneath cupboard storage, window to the side elevation, tiled flooring and splashbacks.

Access can also be gained into the property via the rear entrance vestibule with an enclosed staircase leading down to the generous cellar rooms.

The first-floor landing features a stunning arched window to the rear elevation.









Accessed off the landing are four spacious double bedrooms with three of the bedrooms enjoying an ensuite shower area and fitted wardrobe storage.

The principal bedroom and bedroom two both enjoy views across the gardens.





Accessed off an inner landing is the enclosed WC and house bathroom enjoying a two-piece suite comprising; wash hand basin, free standing roll top claw foot bath with antique style mixer tap and shower attachment, dual aspect frosted windows and storage cupboard.

An enclosed staircase leads to the fifth bedroom with potential dressing area providing privacy from the main accommodation. Enjoying velux skylight windows providing ample natural daylight, fitted wardrobe space and a decorative cast iron fireplace.



Externals

Access is gained into the tarmac driveway and garage with electric up and over door providing ample off-road parking for up to six cars. A wrought iron gate leads through to further tarmac area with external WC, woodshed and outbuildings with one benefiting from vinyl flooring, tiled splashbacks, power and lighting which is used by the current owner as an external kitchen workspace.

Enjoying an Indian stone paved patio lit by period style lantern post lights to the side elevation which extends to the front gardens providing the perfect spot for relaxing, barbequing and al-fresco dining. Steps lead down to a generous expanse of manicured lawned gardens incorporating mature shrubs and trees. A block paved pathway provides access to the rear of the garden with a direct access point from Moor Lane.

Fixtures and Fittings

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





Local Authority

Calderdale Band E

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.

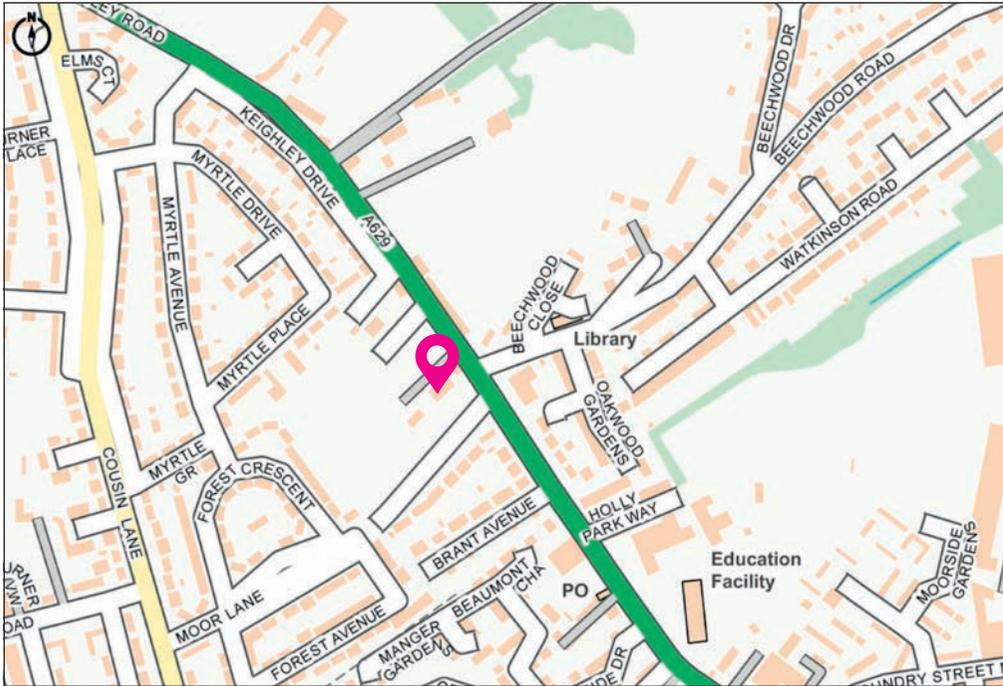
Services

We understand that the property benefits from 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





Directions

From Halifax Town centre, take the A629 Ovenden Road signposted Keighley. Proceed on Keighley Road until reaching the private driveway on your left-hand side adjacent to Beechwood Road. Once you have turned into the private driveway Beechfield is the second property on the left-hand side.

For satellite navigation: **HX2 8HA**

EPC Rating

EER: Current 49 – Potential 80

Local Information

Nearest Stations

Halifax	2.6 miles
Sowerby Bridge	4.9 miles

Nearest Schools

Bradshaw Primary School	1.8 miles
North Halifax Grammar School	1.1 miles
Trinity Academy	0.9 miles

Motorway Network

M62, Junction 26	7.9 miles
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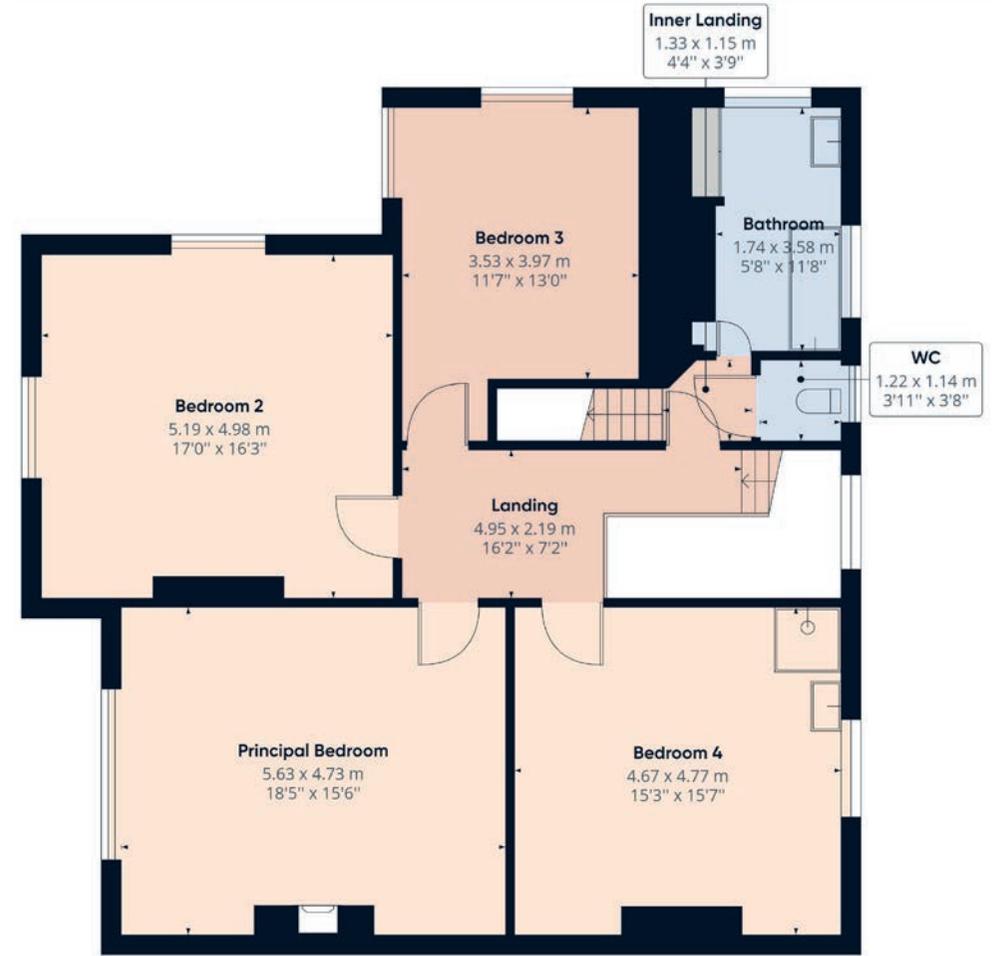


Floor Plans

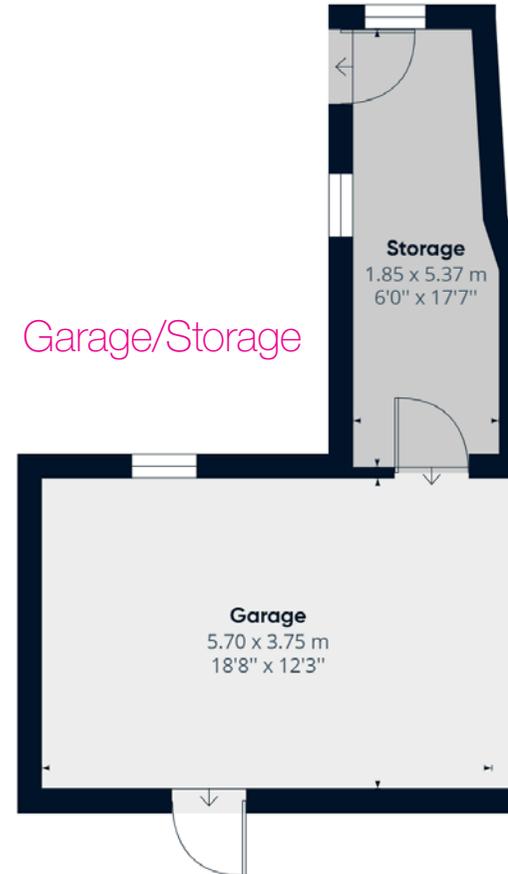
Ground Floor



First Floor



Floor Plans



Courtyard Kitchen

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