





Laurel Bank Barn

Holmfield | Halifax

Built in circa. 1610, Laurel Bank Barn is a detached, Grade II Listed barn conversion which has been renovated to a high standard by the current vendor. Set within a convenient location, with 4/5 bedrooms and boasting a wealth of character.

The property briefly comprises: dining kitchen, utility room, WC, lounge, sitting room, gym/potential 5th bedroom, master bedroom with en suite shower room and walk-in-wardrobe, 3 further bedrooms and a house bathroom.

Externally: garage, off road parking and enclosed gardens to side and rear which have been upgraded to a high standard.

GROUND FLOOR

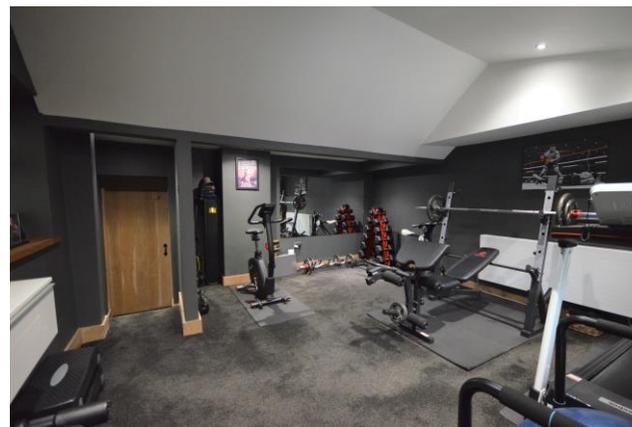
- Entrance Vestibule
- Inner Porch
- Inner Hallway
- Dining Kitchen
- Utility Room
- WC
- Lounge
- Sitting Room
- Gym / Bedroom 5

FIRST FLOOR

- Landing
- Master Bedroom
- En Suite Shower Room
- Walk-in-Wardrobe
- Bedroom 2
- Bedroom 3
- Dressing Room / Bedroom 4
- House Bathroom

DISTANCES

- Halifax approx. 3.2 miles
- Leeds approx. 18.8 miles
- Manchester approx. 34.5 miles



LOCATION

Located less than 3 miles from the town centre of Halifax, Laurel Bank Barn is ideally placed to take advantage of the many facilities the town has to offer. Most of the major high street stores can be found along with a splendid selection of bars and restaurants to suit all tastes. There are a variety of good schools within the area including the highly sought after Trinity Academy, North Halifax Grammar, The Crossley Heath Grammar School at Savile Park and a private option of Hipperholme Grammar. Halifax railway station provides direct rail links to London, Manchester, Leeds and Bradford.

GENERAL INFORMATION

A stone built entrance vestibule with open archway provides access to double barn doors which lead into the inner porch. Further double doors lead into the inner hallway which is open to the dining kitchen and has an open staircase and exposed beam structure.

The spacious lounge boasts exposed, original beams to the ceiling and is open to the eaves and galleried landing above. A dual fuel fireplace sits on a Quartz hearth and a raised section of solid oak flooring is situated prior to the French doors leading out to the side garden.

A stylish dining kitchen benefits from a range of base, drawer and eye level units and breakfast bar, with low level lighting and Quartz worktops incorporating a 6 ring gas hob and Belfast sink with mixer tap. A co-ordinating island incorporates two wine fridges. Further integrated appliances include: Smeg electric oven with an extractor hood above and a Smeg dishwasher. There is space for an American style fridge freezer and a walk-in pantry cupboard offers ample storage space. An external door leads out onto the rear patio and the boiler is housed within a small cupboard. Three large picture windows by the dining area allow views over the rear garden.

Set off the kitchen area, the utility room has a range of base cupboards, sink, plumbing for a washing machine and space for a tumble dryer. A door leads to the downstairs WC with wash hand basin set within a vanity unit. Solid Oak flooring runs throughout the dining kitchen, utility room, WC and into the inner hallway.

A door leading from the dining area provides access through to the sitting room which is currently utilised as a cinema room with feature LED lighting and a hidden wall recess which houses DVD player etc. Accessed via a further door, steps lead up to the gym which has potential to be used as a 5th bedroom. The room has an external access door and windows to both the front and side elevations.

On the first floor, the galleried landing provides access to the bedroom accommodation and house bathroom.

The master bedroom benefits from an exposed beam, a window to the side elevation and exposed stonework to the walls. Walk-in-wardrobe with hanging and shelving space and a fully tiled en suite shower room comprises: shower cubicle, wash hand basin set within a vanity unit and WC.

Bedrooms 2 and 3 each have some areas of exposed stonework to the walls, with bedroom 2 also having an exposed beam.

Bedroom 4 is currently utilised as a dressing room with a walk-in-wardrobe.

The house bathroom is fully tiled with exposed beams to ceiling and comprises: whirlpool bath, shower cubicle, his and hers wash hand basins set within a vanity unit and WC.

LED lighting throughout the house.

EXTERNALS

The Property benefits from a garage, car port and an additional off road parking space on the tarmac driveway.

To the side, an enclosed, low maintenance garden incorporates astro turf lawn with composite decking seating area and BBQ area. Bordered by dry stone walling and fencing, the garden has a feeling of privacy. A door provides access to the garage.

Located to the rear of the property, a further enclosed, private garden benefits from split-level Indian stone paved patio areas, composite decking, composite seating, composite fencing and a covered hot tub. Low level lighting to the decking and fencing is all mains electric and controlled via an app.

There is an outside tap to each garden.

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 AND RIGHTS OF WAYS

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 with vacant possession upon completion.

DIRECTIONS TO

From Halifax: Take the A629 signposted Keighley for approximately 1.5 miles. Turn right at the car showroom into Shay Lane (signposted Holmfield and Holdsworth House Hotel). Continue for approximately 1 mile, passing Trinity Academy on the left. Take the track named Laurel Bank on the right hand side, just after the turning for Laurel Bank Close and immediately before the entrance to Holdsworth House Hotel. Proceed along the track and the property can be found directly in ahead. For Satellite Navigation: HX2 9TJ.

IMPORTANT NOTICE

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(i) the particulars are set out as a general outline only for the guidance of intended purchasers and do not constitute, nor constitute part of, an offer or contract.

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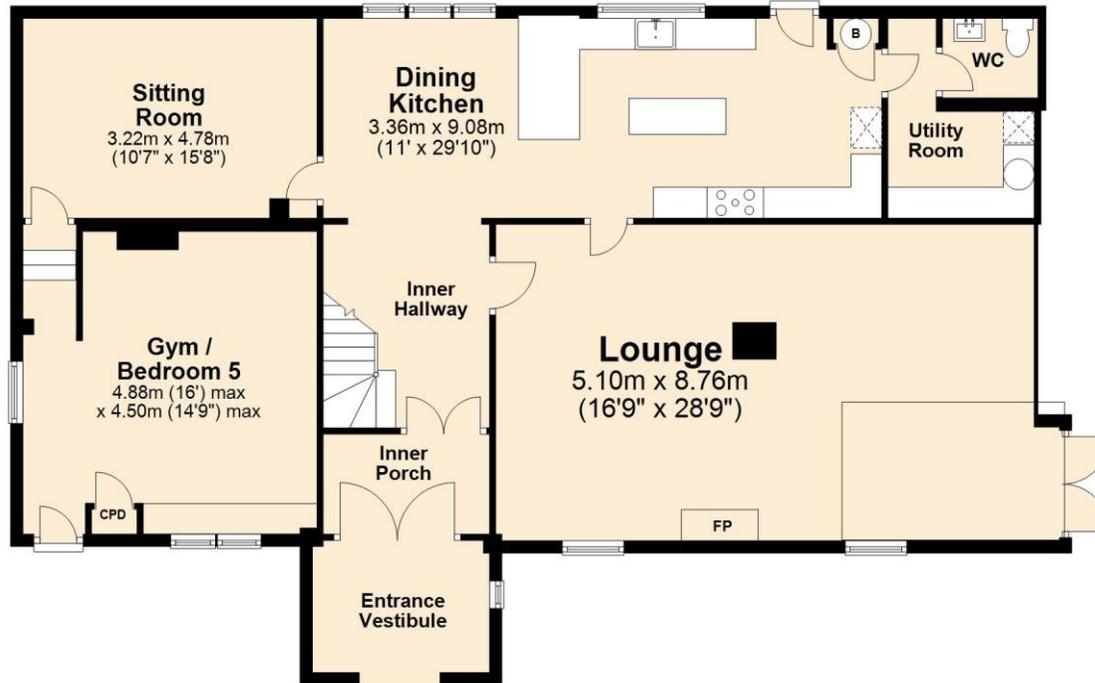
(iv) these particulars do not form part of any offer or contact and must not be relied upon.







Ground Floor



First Floor





HALIFAX

Property House, Lister Lane, Halifax HX1 5AS

† 01422 380100

RIPPONDEN

250 Halifax Road, Ripponden HX6 4BG

† 01422 823777

HUDDERSFIELD

Oak House, New North Road, Huddersfield HD1 5LG

† 01484 903000