

Charnock Bates

The Country, Period and Fine Home Specialist



The Manse

1 Whitegate Road, Siddall, HX3 9AD





# The Manse

1 Whitegate Road  
Siddall  
HX3 9AD

OIRO £250,000



    
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## Summary Description

A unique opportunity to purchase this four-bedroom period property, which dates back to 1870 and provides characterful accommodation retaining many period features throughout. With adaptable accommodation set out over two floors with four spacious double bedrooms, this property would be of particular interest to the growing family or a couple looking to work from home. Benefiting from easy access to the M62, as well as excellent public transport links to Manchester and Leeds, this home deserves an early inspection to be truly appreciated.

Internally the accommodation briefly comprises; entrance hall, lounge, shower room, dining room, kitchen and rear entrance porch/utility to the ground floor. Landing, house bathroom, two storage cupboards and four double bedrooms to the first floor. The property is accessed via a shared paved driveway with a further gravelled area directly to the front of the property. To the rear is a split-level enclosed garden which benefits from a low maintenance flagged patio area bordered by mature shrubs



## Location

Benefiting from excellent commuter links to Halifax Town Centre along with access to the M62 motorway network. Being ideally situated for a wide range of local amenities offered within Siddal which include local shops, doctor's surgery, chemist, laundrette and hairdressers. There are local schools and nurseries nearby. Siddal benefits from established public houses such as The Cross Keys and Shears Inn. Halifax town centre is located approximately 1.4 miles away and benefits from a variety of high street stores, supermarkets, leisure facilities and train station providing regular services regionally with connecting services to the national rail network.



## General Information

Providing generous accommodation ideal for any family looking for an adaptable home that retains many original features including high ceilings and decorative covings. The main uPVC entrance door leads through to the entrance hall with tiled flooring and feature tinted glass skylight window providing ample natural daylight.

Leading through to the impressive lounge benefiting from ceiling coving, coal effect gas fire with decorative tile hearth and timber surround, full length bay window with patio doors to the side elevation providing an ideal place to relax.

Also accessed off the entrance hall is the spacious kitchen boasting an extensive range of shaker style fitted base, drawer and eye level units with contrasting solid wood work surfaces, metro style cream tile splashbacks, corner double inset stainless steel sink with mixer tap, integral dishwasher, free standing dual fuel Range-master with five ring gas hob, overhead extractor hood and space for a free standing fridge/freezer. With inset ceiling spotlights, solid wood flooring and Aga wood burner stove with original stone hearth and surround. Access can also be gained to the kitchen from the rear entrance porch via a timber stable door with velux skylight window, plumbing for a washing machine and space for a condenser dryer, creating a useful utility area.





A ground floor shower room is positioned off the hallway having a three-piece suite comprising; low flush WC, wash hand basin, walk in sliding door shower with metro style tiled splashbacks, tile effect vinyl flooring and frosted feature window. An additional reception room provides an adaptable space which could be utilised as a formal dining area. Benefiting from a wood burning stove with original stone hearth and surround, traditional fitted pine alcove storage cupboard, wood effect laminate flooring, decorative ceiling coving and two windows to the rear elevation overlooking the rear garden.

An open staircase leads to the first floor landing which accesses the four bedrooms, storage cupboards and house bathroom. The spacious principal bedroom benefits from a panelled bay window to the side elevation and decorative ceiling coving. Also accessed off the landing is a useful storage cupboard which has plumbing installed enabling the option to create a further shower room. Three further double bedrooms are accessed off the landing, with the second bedroom benefiting from patio doors which lead out onto the timber framed balcony which overlooks the rear garden and provides an ideal seating area.

Completing the accommodation is the house bathroom with a four piece suite comprising; panelled bath, wash hand basin with built in storage beneath, corner walk in shower with tile splashbacks, inset ceiling spotlights, vinyl tile effect flooring and chrome heated ladder towel rail.





## Externals

The property is accessed via a shared paved driveway with a further gravelled area directly to the front of the property. To the rear is a split-level enclosed garden which benefits from a low maintenance flagged patio area bordered by mature shrubs creating a private area ideal for entertaining, barbequing and al-fresco dining.

## 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, Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

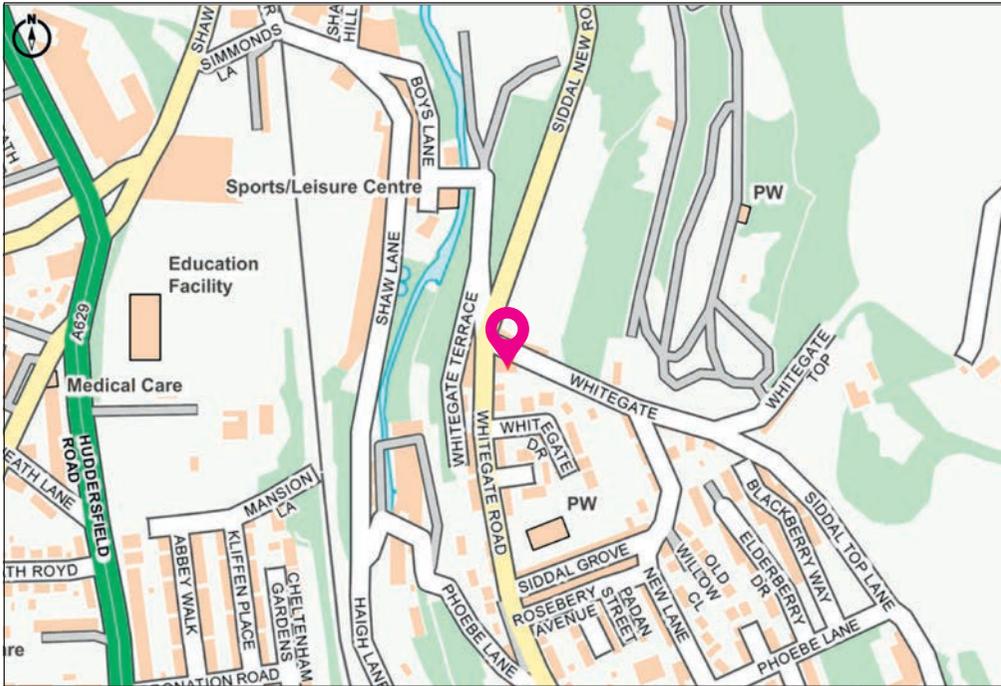
## Services

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 continue on the A629 onto Portland Place. At the traffic lights turn left on to Prescott Street continuing forward until reaching the round about. Take the third exit on to South Parade. At the next round about take the first exit on to Water Lane. Continue forward onto Siddal New Road until reaching Whitegate Road. Continue forward for a short distance until reaching The Manse on your left hand side as indicated by a Charnock Bates board.

For satellite navigation: **HX3 9AD**

## EPC Rating

EER: Current 30 – Potential 58

EIR: Current 27 – Potential 49

## Local Information

### Nearest Station

Halifax	0.9 miles
Sowerby Bridge	3.7 miles
Brighouse	4.8 miles

### Nearest Schools

Siddal Primary School	0.7 miles
Salterhebble Junior and Infant School	1.4 miles
Gleddings Preparatory School	1.8 miles
Crossley Heath School	2.1 miles

### Motorway Network

Junction 24, M62	4.1 miles
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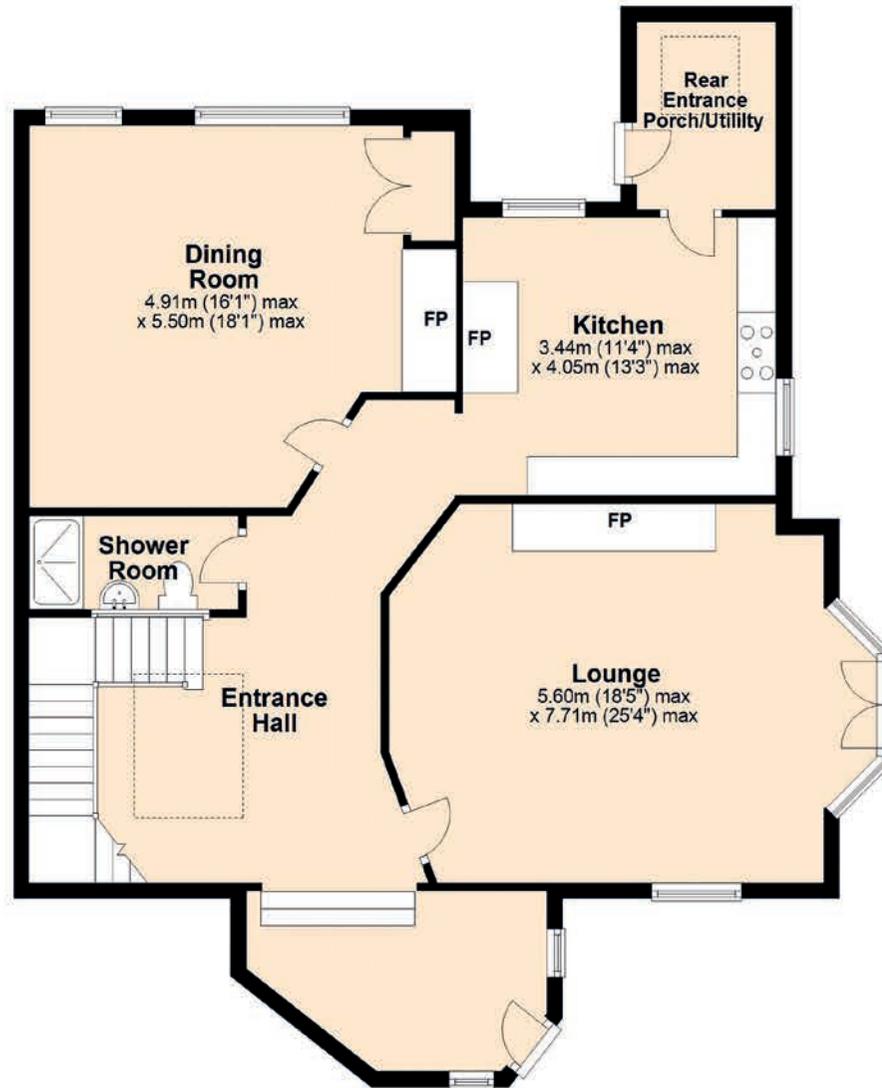


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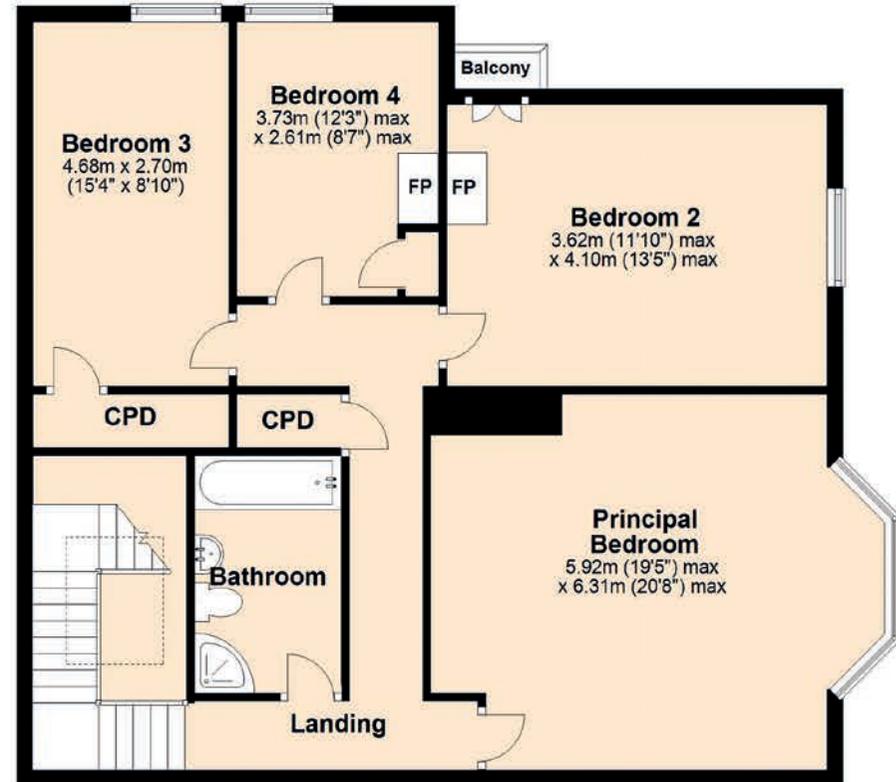


# Floor Plans

Ground Floor



First Floor



# Charnock Bates

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