



STAVELY BANK HAREWOOD PLACE, HALIFAX

This spacious stone built semi-detached Victorian residence provides superb 6 bedroomed family accommodation with the benefit of a large garden with outline planning permission for a detached bungalow and converted stables providing a separate 3 bedroomed family home. Although the main house requires modernising, which is reflected in the asking price, it provides a superb family home and has retained many period features. The property is situated in this extremely convenient location providing excellent access to Halifax Town centre and the trans Pennine Road and rail network linking the business centres of Manchester & Leeds. Very rarely does an opportunity arise to purchase 2 properties and a building plot in one popular location. An early appointment to view is strongly recommended to fully appreciate all this property has to offer.

Price Guide: 0/0 £550,000



STAVELEY BANK

A Covered side entrance porch with door opening in to the

SIDE ENTRANCE VESTIBULE with door opening in to the

IMPRESSIVE ENTRANCE HALL

With spindled staircase leading to the first-floor accommodation. Cornice to ceiling, and one double radiator. Door to

DOWNSTAIRS CLOAKROOM

With low flush WC and hand wash basin with mixer tap. The cloakroom is part tiled with complementing colour scheme to the remaining walls.

From the Entrance Hall a panelled door opens into the

SITTING ROOM 4.89m x 4.86m

With a square bay window to the front elevation incorporating double glazed sliding patio doors with window above opening on to the south facing patio, cornice to ceiling, feature fireplace with wood mantle incorporating tiled inset and hearth with coal effect electric fire, one TV point, one double radiator and a fitted carpet.

LOUNGE 4.90m x 4.43m

With square bay window to the side elevation incorporating leaded sash cord windows, cornice to ceiling with matching picture rail, feature period fireplace to the chimney breast incorporating a tiled inset and hearth with open grate fire, one TV point, one double radiator and a fitted carpet.

From the Entrance Hall panelled doors open into the

FRONT ENTRANCE VESTIBULE

With cornice to ceiling, one single radiator, one telephone point, and a fitted carpet. Double glazed sliding patio door opens on to the south facing patio.

From the Entrance Hall a leaded glass panelled door opens into

BREAKFAST ROOM 3.06m x 3.01m

With leaded sash cord window to the rear elevation, to one side of the chimney breast there a built-in cupboard with drawers beneath, there a built-in wall and base units with matching work surface, and one single radiator.

From the Breakfast Room a door opens to the

KITCHEN 3.15m x 1.88m

With fitted wall and base units incorporating matching work surface with stainless steel sink unit, double glazed corner window to the side and rear elevation with further leaded window to the side elevation. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, electric cooker point, plumbing for an automatic washing machine and dishwasher, rear entrance door, double glazed skylight window and one double radiator.

From the Entrance Hall a panelled door opens to stairs leading down to the

BASEMENT

LARGE BASEMENT ROOM 6.80m x 9.90m

With power and light. This room could be converted into further living accommodation if required providing the relevant building regulations are approved.

From the Basement Room a door opens to

CELLAR ONE 4.20m x 3.60m

With power and light

COAL CELLAR 4.20m x 2.2m

From the Entrance Hall a spindled staircase with fitted carpet leads to the

HALF LANDING

With built in cupboards and door to

BATHROOM

With coloured three-piece suite comprising pedestal wash basin, panelled bath and walk-in shower cubicle with shower unit. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls and leaded sash cord window to the rear elevation, and one double radiator.

From the Half Landing a door to

SEPARATE TOILET

With three piece suite in wild sage shade comprising pedestal wash basin, low flush WC and bidet. Leaded sash cord window to the side elevation, and one single radiator.

From the Half Landing a door opens to

STUDY/BEDROOM SIX 2.06m x 2.28m

With leaded sash cord window to the side elevation, one single radiator and a fitted carpet.

From the Half Landing three steps lead to the

LANDING

With Victorian skylight, one double radiator and a fitted carpet, door to under the stair's cupboard providing useful storage facilities.

From the Landing a panelled door opens into

BEDROOM ONE 4.44m x 4.92m

With leaded sash cord window to the side elevation enjoying an attractive garden outlook, cornice to ceiling, one double radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM TWO 4.12m x 4.89m

With uPVC double glazed window to the front elevation with sash cord windows to the side elevation enjoying attractive garden views. Cornice to ceiling, one double radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM THREE 2.68m x 3.33m

With aluminium double-glazed window to the front elevation, one double radiator, cornice to ceiling and a fitted carpet.

From the Landing a door opens to stairs leading to the Attic Rooms. The left staircase to the rear of the property there is access to storage with door opening to

BEDROOM FIVE 3.78m x 4.19m

With uPVC double glazed window to the rear elevation, hand wash basin in vanity unit, and one double radiator.

Taking the right-hand staircase this leads to a

LANDING

With Velux double glazed skylight window, door to under the eave's storage. From the landing a door opens to

BEDROOM FOUR 5.11m x 3.73m

With dormer double glazed window to the front elevation enjoying superb panoramic views and a sash cord window to the side elevation providing this room with its light and spacious aspect.

GENERAL

The property is constructed of stone and is surmounted by a blue slate roof. It has the benefit of all mains service gas, water and electric with the added benefit of gas central heating and double glazing. The tenure is freehold, and it is in Council tax band D

EXTERNAL

To the front of the property there is a south facing patio garden with rockery and steps leading down to a further garden. To the side of the property there is a large garden with planning permission for a detached bungalow. Presently there is a large green house, mature trees, shrubs, and lawns. There is also a flagged patio area with steps down to the garden. To the rear of the property there is a cobbled yard and drive providing off road parking for numerous vehicles which in turns leads to the converted stables providing a three bedroomed property. To the rear of the main property there is a flagged path and raised flower bed, external outhouses, and access to rear entrance door.

TO VIEW

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

DIRECTIONS

Sat Nav HX2 7PN

THE STABLES

These former stone-built stables have been converted to a three bedroomed residence comprising

A uPVC double glazed front entrance door opens into the

ENTRANCE HALL

With door to storeroom providing excellent storage facilities.

From the Entrance Hall a door opens into

BEDROOM ONE 3.89m x 4.04m

With uPVC double glazed window to the front elevation.

From the Hall door to

BATHROOM

With three-piece suite in wild sage shade comprising pedestal wash basin, low flush WC and panelled bath with Mira shower.

From the Entrance Hall a door opens to

KITCHEN

With stainless steel single drainer sink unit, fitted cupboards, uPVC double glazed windows to the front and side elevations.

From the Entrance Hall a door opens to

LOUNGE 5.58m x 2.94m extending to 3.74m

With uPVC double glazed window to the front elevation, one TV point and a fitted carpet.

From the Entrance Hall stairs with fitted carpet lead to a

SMALL LANDING

From the Landing a door opens to

BEDROOM TWO 3.84m x 3.85m

With uPVC double glazed window to the front elevation, fitted carpet.

From the Landing a door opens to

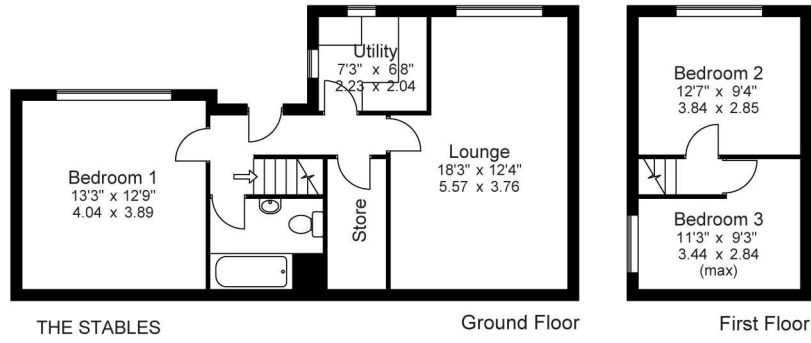
BEDROOM THREE 2.84m x 3.44m max

With double glazed window to the side elevation and a fitted carpet.

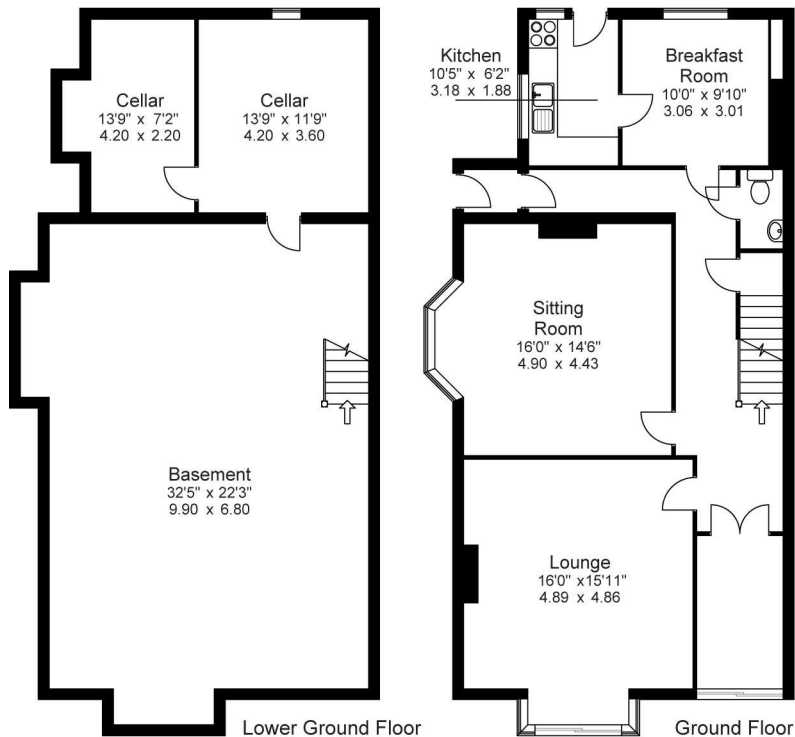
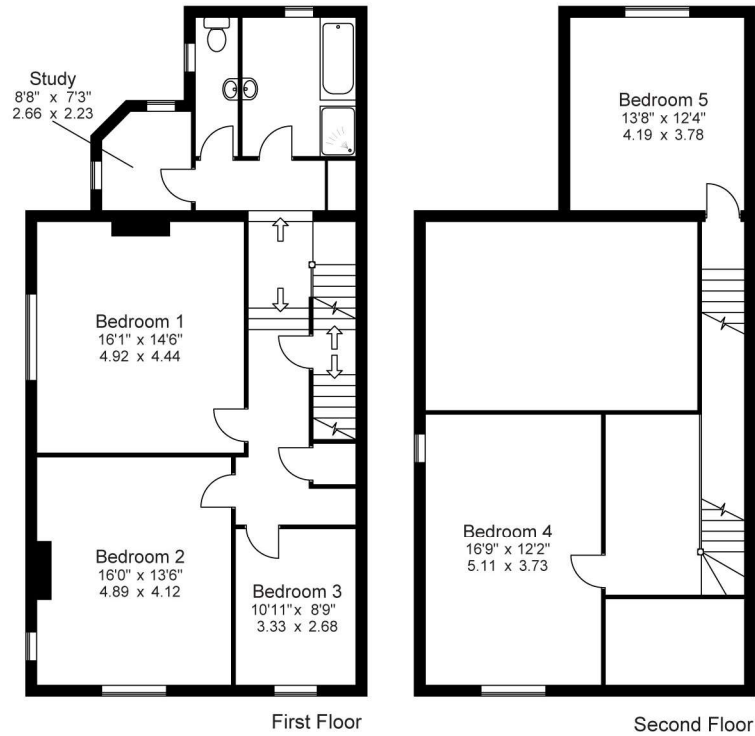
GENERAL

The property is freehold and is in Council Tax Band B

Approx Gross Floor Area = 803 Sq. Feet
= 74.5 Sq. Metres



Approx Gross Floor Area = 3855 Sq. Feet
= 357.36 Sq. Metres



STAVELEY BANK

For illustrative purposes only. Not to scale.



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