

# a different **view**

Issue 2

Your first choice for desirable country properties in the West Yorkshire Region

## *In This Issue*

Meet the team

Beautiful Homes For Sale

A Different View  
the scenery of Calderdale

In The Community



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Welcome to the second edition of our property based Corporate magazine which gives a brief insight into the type of properties that our available for purchase through our agency.

Our first edition proved to be so popular with our clients and advertisers that this magazine needed to be larger incorporating greater content on local businesses and comments on both the property and seasonal climate that is currently upon us.

We have also increased the number of magazines printed which allows for a greater circulation with area's being targeted such as the Ryburn and Calder Valley's, Skircoat Green and Savile Park, the Leeds side of Halifax including Lightcliffe and Norwood Green, the North side of Halifax including from Ogden to Denholme and finally certain areas of Halifax.

In conjunction with the launch of our new website and the popularity of our free magazine we have also incorporated a feature for the magazine to be viewed as a "e magazine" in it's entirety on the website allowing everybody to view the magazine online.

STEWART CHARNOCK-BATES M.R.I.C.S

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Stuart



and Staff

# NEW HOME NEW IDEAS

If you are in the process of moving to a new home, you're probably already thinking about the changes that you would like to make to it.



Even if you aren't planning a complete renovation, talking to Definitions Ltd before you make changes may well be the best move you could make. Offering a comprehensive range of services, all under one roof, Definitions can truly bring your home into the twenty first century.

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Of course, you don't have to be a movie buff to want a home cinema, sports fans will love the feeling of being closer to the action, and the big screen format will add a whole new dimension to playing video games.

## Multi-room Entertainment

Traditionally, most homes have had dedicated areas for activities like watching movies or listening to music. With the advent of multi-room entertainment, that is no longer true. Music and video can be stored in a central location and sent over a network to wherever you want to enjoy it. With all your media stored on a hard drive, there will be no more searching for that elusive CD or DVD ever again.

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## ROYDS HALL | LOW MOOR

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Approx 20 acres including formal gardens, paddocks, garages, stable blocks, cottage and groom's flat.

Leeds approx 13 miles. Manchester approx 37 miles. Bradford approx 4 miles.

**Guide Price £2,650,000**



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### JILLEY ROYD HOUSE | FIXBY

A spectacular, interior designed, detached residence boasting an impressive 9550 sq ft (approx).

Comprising, grand hall with sitting area, 5 reception rooms, living kitchen, family sitting area, 2nd study, 3 cloakrooms, 8 bedrooms, dressing room, 3 en suite's, snug, bathroom and a self contained flat. Parking, garages, coach house & gardens. PART EXCHANGE CONSIDERED.

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**Price on Application**



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## MIDDLE OX HEYS FARM | NORWOOD GREEN

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**Guide Price £1,950,000**



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## STONEDALE | NORTHOWRAM

An exceptional detached Gentleman's residence enjoying an extremely high specification throughout.

Comprising, hall, 3 cloakrooms, cellar, living kitchen, utility, lounge, dining area, sunroom, family room, 6 bedrooms, dressing room, 5 en suites and 2 store rooms. Garage, gardens and approx 4 acres of grazing land .

Leeds approx 15 miles. Manchester approx 35 miles.

**Guide Price £1,500,000**



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Based in Brighouse, our recently refurbished showroom offers a complete interior design service under one roof. Unlike other retailers who claim this but employ sales people, we have highly qualified and experienced interior designers who are passionate about creating inspirational spaces that will capture the character and personality of you and your home.

We have an unrivalled range of interior products, including Varenna kitchens, Duravit bathrooms, and Poliform bedroom furniture. We can also create quality bespoke solutions, such as handmade kitchens. Our showroom also houses an extensive pattern library of fabrics and wallpapers rarely found on the high street.

And we're not limited to just interiors. We also offer architectural services and garden design, providing a specialist service for the complete renovation of a property, with all works carried out by our own team of skilled tradesmen.



**We are experts at creating the perfect space, bringing your vision to life**

We are also experts in listed building renovation and have worked on significant regional residences, including one of Yorkshire's oldest occupied dwellings.

Whatever the scale or scope of the project, we are experienced in working with an eclectic range of properties, from traditional weavers cottages to some of the region's most contemporary renovations.

If you would like to find out more about how our design service can work for you simply call us on **01484 715307**, visit our showroom, or go to **[www.webstersinteriors.co.uk](http://www.webstersinteriors.co.uk)**



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## CARR HALL FARM | HOLYWELL GREEN

Situated within a unique setting a superb detached country residence dating back to the 1700s.

Comprising, hall, cloakroom, 2 reception rooms, office, utility, kitchen, breakfast area, pool/leisure room, dining hall, study, 5 bedrooms, en suite and 3 shower rooms. Garage, gardens, approx 8 acres of pasture and woodland.

Leeds approx 20 miles. Manchester approx 30 miles.

**Guide Price £1,300,000**



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## HARD PLATTS FARM | STAINLAND

A substantial detached period property enjoying extensive far reaching views.

Comprising, hallway, cloakroom, dining kitchen, utility, 4 reception rooms, 4/5 bedrooms, 3 en suites and bathroom. Parking, gardens, grazing land, woodland, Dutch barn and outbuildings with p/p to convert into two 3 bed bungalows.

Leeds approx 20 miles. Manchester approx 25 miles.

**Guide Price £995,000**



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## STONELEIGH HOUSE | SHELF

A substantial detached residence set within private grounds.

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**Offers Around £830,000**





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### FIELD HOUSE | BARKISLAND

A superb, well presented, detached family home situated within the heart of Barkisland. Comprising, hallways, 3 reception rooms, conservatory, dining kitchen, utility, 5 double bedrooms, en suite and 2 bathrooms. Garage's one with teenage flat above, gardens and paddock.

Leeds approx miles 20miles. Manchester 25 approx miles.

**Guide Price £795,000**



### OAK HOUSE | MYTHOLMROYD

A superb, individually designed detached residence boasting an impressive 5000 sq ft (approx). Comprising, hallway, living kitchen, sun room, cloakroom, 2 reception rooms, utility, , 6 bedrooms, dressing room, 2 en suite's, study, 2 bathroom's and cloakroom. Garage and gardens.

Leeds approx 25 miles. Manchester approx 30 miles. Rail network closeby.

**Offers Around £750,000**





### GREY HORSE FARM | BRADSHAW

A spacious detached family home set within enjoying far reaching views.  
Comprising, hall, 2 reception rooms, conservatory, dining kitchen, utility, shower room, 4/5 bedrooms, en suite and bathroom. Garage, outbuildings, gardens and woodland.

Leeds approx 20 miles. Manchester approx 30 miles. Bradford approx 6 miles.

**Offers Around £695,000**



### GABLES | BRIGHOUSE

An impressive individually designed home with a high specification throughout situated within a sought after location.  
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**GUIDE PRICE £650,000**

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## Growing Stronger Together

On a cold frosty January day a warm welcome awaited me from Stewart Charnock Bates. I hadn't expected anything less, as Stewart and I were at School together and our paths have crossed on many occasions, particularly at the many Charity Balls that Stewart and his wife Beverly have kindly held. Both have given up much of their personal time and commitment to raise many thousands of pounds for their chosen charities.

Our meeting was no exception as Stewart had thoughtfully offered me his time to enable me to discuss my new role as Corporate Fundraiser for Overgate Hospice. As a result of our meeting he once again came up trumps giving me the opportunity to write this feature.

During our meeting we discussed his new property based magazine 'A Different view' who's intention is to explore various aspects around Calderdale and feature local stories of interest. My intention therefore is that you will find this feature interesting but will also become knowledgeable about Overgate Hospice which provides palliative care to people living in the Calderdale area.

As part of my role as Corporate Fundraiser I not only aim to establish relationships with existing and new businesses I also want to raise the profile of the Hospice and spread the word of the services we offer and the way in which Calderdale people can support Overgate.

Overgate Hospice is the ONLY hospice in Calderdale and is based in Elland. On a historical note the house was very generously donated by Mrs Graucob following the death of her husband when she heard that Dr Brian Quinn and Mr Hyman (a local surgeon) had recognised the need for a hospice in Calderdale and were looking for suitable premises. The building was opened in 1981 and takes its name from the original name of the house. Mrs Graucob still visits and supports the hospice and we are greatly indebted to her for her generosity.

Overgate has since then expanded and continued to provide care to adults in Calderdale who have a life limiting illness. This often means cancer but can be a number of conditions such as severe lung or heart problems, multiple sclerosis or motor neurone disease.

At Overgate we have a 12 bed inpatient unit, one of which is a respite bed where people can come if they need to get their symptoms under control or their family need a bit of help to provide care.

There are doctors and nurses providing 24 hour care to the patient whilst supporting families. All the doctors and nurses at the hospice have been specially trained for palliative care and we strive to give the best care possible.

We have a Day Hospice that offers day care to 12 patients a day which due to demand now runs Monday to Friday. Patients attend day care for support, have a bit of fun and can also access therapies such as physiotherapy or aromatherapy.

You may be now be wondering how much this all costs, well in 2009 the running costs for Overgate hospice will be £1.9 million. The local Primary Care Trust will cover 18% of costs. This leaves a staggering £1,870,000 to be raised from voluntary sources and therefore we rely very heavily on our local community to raise the £4,000 needed each day so that we can continue to provide our care, although this is a huge amount of money to raise every year, it is through the generosity of the Calderdale supporters of Overgate that we are able to provide our services.

Volunteering is a major part of the hospice and we currently have almost 400 volunteers who fill a variety of roles at the hospice from working in our charity shops to visiting patients or bringing them by car to the day hospice. Volunteers play an important role in supporting the hospice and often give up their own time and energy to support the hospice.

Shortly after my first meeting with Stewart he accepted my invitation for himself and Beverly to come and visit Overgate and both were amazed at what went on 'behind the scenes', from the work of the fundraising team to the amount of volunteers and the variety of roles that they have.

Stewart discussed how he and Beverly always support charities that are close to their hearts and I was absolutely delighted when they offered to host their Annual Charity Ball this year in aid of Overgate hospice. Stewart pointed out that when you talk to the people of Calderdale nearly everyone has a family member or friend that has been affected by cancer, and that it was important to raise the profile of charities that are close to people's hearts. I am in total agreement with Stewart and also believe that because Overgate has a place in the hearts of Calderdale people the Hospice can only go from strength to strength.



**Overgate Hospice is extremely grateful to Charnock Bates for hosting this event in aid of Overgate and we hope the people of Calderdale will continue to generously support this event.**

**If anyone would like to find out how to raise money for Overgate please contact Kathy Rogan on 01422 387147 or email [Kathryn.rogan@overgatehospice.nhs.uk](mailto:Kathryn.rogan@overgatehospice.nhs.uk)**



# WARLEY CC HALIFAX LEAGUE PREMIER DIVISION CHAMPIONS 2008

Warley Cricket Club is pleased to announce that, for season 2009, Charnock Bates will be the club's main sponsor. This is now the fourth consecutive season that Charnock Bates has sponsored the club and their involvement has been crucial, as well as ground breaking, in Warley's continuing development.

Ground breaking because Warley CC, in season 2007, was the first club to have a sponsor's logo on cricket shirts in the Halifax League, a trend that, needless to say, has now been followed by other clubs but not with the same affect (biased but true!!).

This season will see the club kitted out in brand new shirts and caps, along with a range of leisure clothing in the form of leisure tops and sweat shirts, all carrying the distinctive logo of the pink triangle!

In addition to this, the sponsor's logo will also be emblazoned across brand new wicket covers that the club have purchased during the close season; another step forward in the club's development which will ensure that, given fair weather, cricket should be able to be played without the worry of the ground not being fit.

Having won the league on a dramatic final day of the season (see match report on our website), the club is now entered into the Blacksheep Champion of Champions competition, which is a Yorkshire based competition, where Warley are bound to come across much stiffer opposition, a challenge we will hopefully be able to rise to.



New signings are on the horizon for next season, which promises to be another successful one, not just for the first team but also for the second team and Sunday section. Last year the second team were beaten finalists in the Crossley Shield Cup Competition and have a nucleus of very promising junior cricketers and their season also bodes well.

The emergence of youth is testimony to the sound junior structure that the club has, running teams in four age groups; Under 11's, Under 13's, Under 15's and Under 17's, utilising to maximum effect the seven UKECB Level 2 qualified coaches.

As part of our ongoing development, we are looking to install a 2 bay, all weather practice facility, which again will enhance facilities for members both young and old and help to further develop links with local schools, which in turn will hopefully continue the supply of young talent coming through Warley's gates.

The club has a website, [www.warleycc.com](http://www.warleycc.com), which runs a number of features on the club, as well as information on forthcoming fixtures and events, new members, playing or non playing are always welcome!

Once again I would like to thank Stewart and Charnock Bates for their ongoing support by providing much needed financial help for the development of the club in what are trying economic times for all.



# Football's coming home!

When Stewart asked me to write a piece for his latest brochure I was highly delighted. There has been a long standing relationship between Stewart and Halifax Town and last year, when the door finally closed on the old Club, my life, Stewart's and that of many more was greatly affected. The fact that there was no longer going to be a Halifax Town Football Club would have been like a town without Charnock Bates – unthinkable. However, a new Club was formed in Unibond One North and from the ashes, the phoenix rose and FC Halifax Town was born.

I officially took the role of Commercial Manager on August 25th 2008, having been with H.B. Clark of Wakefield as an Area Manager for the past eleven years. Many people thought I had “lost my marbles” taking up such a challenging role, but I never wavered from my belief that I could take forward our beloved new Club, FC Halifax Town.

The men who formed the new Board, David Bosomworth, Bobby Ham and Stuart Peacock have given everyone connected to the original Club a new lease of life. Their knowledge and enthusiasm to take the Club back into the Football League has given us all new heart. I am very proud to be part of this great team.

The ethos I have in my life is to treat people the way you would like to be treated yourself. There are many bridges to build to get rid of Halifax Town's past image, but, if we are to move forward off the field, it has to be a partnership between FC Halifax Town, its sponsors and supporters. I am pleased to say that this is certainly starting to happen with very positive vibes emanating from local businesses. I also want to improve the image of the Football Club in the community so, with the help of the Community Group that we have firmly established, we are now succeeding in getting the message across.

Local charities have recently benefited to the tune of over £5000 and our Manager, Jim Vince, myself and some of the players visited the Children's Ward at Calderdale Hospital giving out gifts and sweets,



something that had not been done for many years. The Club has been into many of the schools in the area giving out tickets for match days and, through this, we already now have a good relationship with twenty three schools with others regularly approaching us wanting to be part of FC Halifax Town. We are starting coaching sessions in schools with the help of Football Manager Jim Vince, Assistant Manager Nigel Jemson and, of course, our players.

A great deal of progress has been made in the last six months on the pitch and we are currently top of the League. Massive strides have been taken commercially and in the community but I aware there is still a lot to do. However, with the completion of the East Stand in October, this year we will have banqueting facilities for 300 people, meeting rooms, corporate boxes – in fact it will be a facility that the whole of the Calderdale community can be proud of, which should further assist in putting FC Halifax Town firmly on the map.

FC Halifax Town is now building on solid foundations just as Stewart has done for many years at Charnock Bates. Like him, we are offering value for money, attention to detail, customer satisfaction, image, community presence – I could go on. At FC Halifax Town we are proud to be associated with Charnock Bates. To have a prestigious company like Stewart's on our books is highly rewarding and we look forward to working with him and his

company for many years to come. We are still looking to bring more local businesses on board, so if you would like to know more about FC Halifax Town and perhaps become part of our very exciting future, please do not hesitate to contact me.

Pete Stajic  
Commercial Manager  
Telephone 07852207635  
E Mail: [petestajic@halifaxafc.co.uk](mailto:petestajic@halifaxafc.co.uk)







## NORDENE CLOSE | MYTHOLMROYD

A selection of 7 exquisite properties (3 currently available), ranging from 4 bed semi-detached to magnificent 6 bed mansions within the picturesque village of Mytholmroyd. Each house can be tailored to meet the individual requirements of the client. PART EXCHANGES CONSIDERED. PRICES NOW REDUCED.

Leeds approx 26 miles. Manchester approx 22 miles. Rail network approx 5 mins away.

**Prices Between £275,000 - £595,000**



## DETACHED MANSIONS AT CALDENE CROFT | MYTHOLMROYD

Two superb individually designed detached family home enjoying a high specification throughout. Each comprising, hall, lounge, dining kitchen, utility, cloakroom, study, 6 bedrooms, 2/3 en suites and 2 bathrooms. Garage and gardens. Extensive view into Calder Valley

Leeds approx 25 miles. Manchester approx 30 miles. Rail network nearby.

**Plot 18 £595,000, Plot 19 £495,000**





### HILLCROFT | SHELF

An impressive, deceptively spacious detached family home enjoying far reaching views.  
Comprising, hall, 3 reception rooms, study, cloakroom, kitchen, utility, games room, 4 bedrooms, 2 en suites, bathroom and a loft room.  
Garage and gardens.

Leeds approx 15 miles. Manchester approx 35 miles.

**Guide Price £595,000**



### BURRWOOD COURT | HOLYWELL GREEN

A select development of 3 individually designed, executive family homes and fabulous apartments situated within the secure, gated community of Burrwood Court. All the properties will be interior designed throughout by Websters Interiors and will have an extremely high specification.

Leeds approx 20 miles. Manchester approx 30 miles.

**Houses £450,000- £595,000 Apartments £185,000- £285,000**





### SHROGG HOUSE | COPLEY

A superb detached residence nestling on the edge of woodland.  
Comprising, hall, kitchen, utility, W.C, 2 reception rooms, conservatory, 4 bedrooms, 2 en suites and bathroom.  
2 garages/workshops, private drive with electric gates and gardens. Option to purchase land next door and a rental property. NO VENDOR CHAIN.

Leeds approx 20 miles. Manchester approx 30 miles.

**Asking Price £675,000**



### DETACHED MANSION HOUSES | WILLOWFIELD

A select development of 3 spacious houses enjoying a private gated entrance.  
The houses comprise- hall, 3 reception rooms, kitchen, utility, study, 4 bedrooms, 2 en suites, dressing areas and bathroom.  
Garages and gardens. PRICES DRASTICALLY REDUCED. PART EXCHANGES CONSIDERED.

Leeds approx 25 miles. Manchester approx 30 miles.

**Plot 1 £535,000, Plot 2 £525,000, Plot 3 £545,000**





### MULLEN HOUSE | SOUTHOWRAM

An impressive, individually designed family home boasting approx 5000 sq ft of accommodation. Comprising, 4 reception rooms, dining kitchen, utility, conservatory, cloakroom, 4 bedrooms, en suite, dressing room/ bed 5 and bathroom. Garage and gardens.

Leeds approx 15 miles. Manchester approx 30 miles.

**Guide Price £750,000**



### SMITH HOUSE LANE | LIGHTCLIFFE

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Leeds approx 15 miles. Manchester approx 35 miles.

**Offers Around £550,000**





### CARTGATE FOOT FARM | SLAITHWAITE

A magnificent conversion of 2 cottages and a barn creating a contemporary style country residence. Comprising, hall, 2 reception rooms, cloakroom, study, dining kitchen, utility, 4 bedrooms, en suite and bathroom. Garage and gardens.

Leeds approx 23 miles. Manchester approx 29 miles. Sheffield approx 34 miles.

**Asking Price £675,000**



### MOSCOW BARN | THORNTON

A superb conversion currently as one spacious property, having the potential to split to create a separate ground floor annex. Comprising, hall, 2 reception room, cloakroom, kitchen, shower room, games room, 5 bedrooms, en suite and bathroom. Garage, gardens, approx 5 acres, stables and outbuilding.

Leeds approx 20 miles. Manchester approx 40 miles. Bradford approx 7 miles.

**Guide Price £675,000**





**GREENFIELDS | SOWERBY**

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Leeds approx 25 miles. Manchester approx 25 miles.

**Prices Between £340,000- £390,000**



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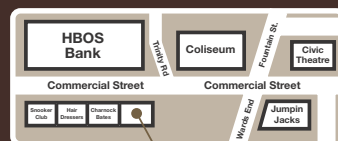
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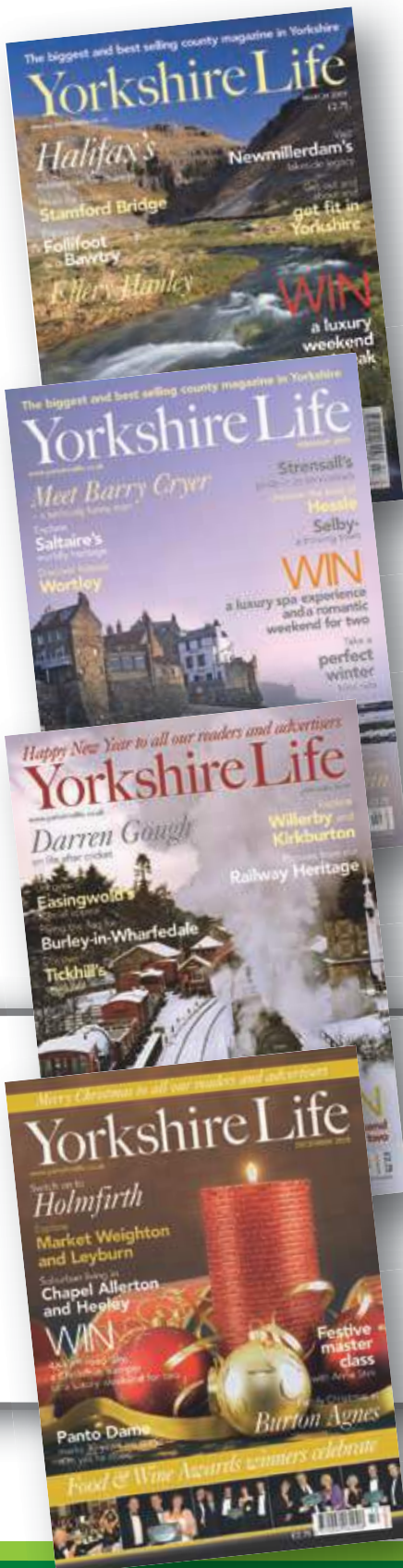
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■ Richard Mathias

It's hard to believe that Home Information Packs (Hips) will have been with us for two years this July. They have been made a political football throughout this time but have taken some what of a back seat in recent months with the headlines been taken by the credit crunch and falling house prices. Indeed in some circumstances home information packs are actually benefiting buyers and sellers by shortening the time it takes between agreeing a sale and exchanging contracts. They are also benefiting buyers by removing the need for them to commission new searches on the property. Unfortunately there is little evidence that many people are using the energy performance certificate to improve the energy efficiency of their homes although perhaps the recent severe winter will encourage more people to invest in measures which will reduce their energy bills.

However, major changes to the home information pack regulations are yet again set to take centre stage with effect from the 6th April 2009. After this date the controversial rule that you are not able to market your property until a pack has been produced will come in to effect. At this point it will be very important that all sellers allow speedy access to surveyors to undertake the energy performance certificate. Furthermore it will be important you choose a reliable supplier of home information packs who can insure all necessary

documentation is in place in the quickest time scale possible. In a market where buyers are hard to attract you do not want to be missing any opportunity by having to wait for weeks to be able to show your property off to the widest possible market. In addition to this so called "first day marketing" rule, from the 6th April, sellers will also be required to complete a Property Information Questionnaire (PIQ). This form will in general replace that normally sent by conveyancers once a buyer has been found and will ask questions such as:- which council tax band you are in? has the property been subject to any flooding?

It is important that if you have any questions on how to complete this form you contact your solicitor/ conveyancer in order that they may advise on how it should be completed. Again the property can not be marketed until this form has been received by your pack company.

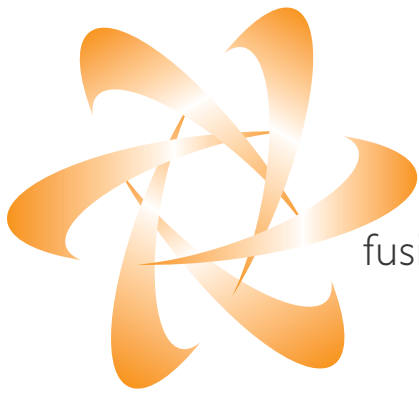
We at Fusion will be using the latest technology to enable you to complete a PIQ online. Alternatively if you do not have access to the internet Charnock Bates will be able to leave you with a form which you can complete and return to us by more traditional means.

Our experience over the last 18 months has shown that many sellers do not know what to do with their pack once received and our advice

would be to ensure once you have agreed the sale of your property the pack is delivered quickly to your conveyancer and that the purchaser also has a copy. You may wish to check the contents of the pack and add further documentation such as ground rent receipts, warranties or guarantees before a buyer has been found. We at Fusion will be happy to upload any of this documentation to our electronic packs.

Finally there was much speculation that Hips would not ever come to see the light of day and once they did, more speculation that they would indeed be scrapped. This government seems intent not only on keeping Hips but putting more and more content into them. It will have to be seen whether a future change of government would completely scrap this project but for the time being at least this is probably at least 18 months away. So in the interim we are all stuck with these regulations and we at Fusion will do everything possible to ensure you get the highest quality Hip in the shortest possible time.





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## WEST SCHOLES | QUEENSBURY

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Leeds approx 15 miles. Manchester approx 35 miles.  
Bradford approx 6 miles.

**Guide Price £329,950**



## WOODLANDS | WARLEY

A delightful, detached property enjoying well presented accommodation situated within a convenient location. Comprising, entrance hall, lounge, dining room, kitchen, cloakroom, morning room, study/bedroom four, three bedrooms and shower room. Private drive, double garage and gardens.

Leeds approx 25 miles. Manchester approx 30 miles.

**GUIDE PRICE £325,000**



## COCKER FARM | SHELF

A delightful semi-detached property situated within a sought after location. Comprising, hallway, living kitchen, utility, W.C., lounge, 3 bedrooms and bathroom. Parking and gardens.

Leeds approx 15 miles.  
Manchester approx 35 miles.

**Guide Price £295,000**





### REDACRE BARN | MYTHOLMROYD

A delightful Grade II Listed Barn conversion situated within a popular and convenient location. Comprising, hall, study, sauna/cloakroom, lounge, living kitchen, utility, 5 bedrooms, en suite and bathroom. Garage, gardens and approx 3 acres of woodland.

Leeds approx 25 miles. Manchester approx 30 miles. Rail nearby.

**Guide Price £450,000**



### WEST HOUSE | LUDDENDEN

A spacious period property set over 4 floors in the heart of the village of Luddenden. Comprising, hall, kitchen, utility, 2 reception rooms, study, cloakroom, sauna/bathroom, cellars, 4 bedrooms, shower room and bathroom. Garage and gardens.

Leeds approx 25 miles. Manchester approx 30 miles.

**Guide Price £415,000**



### HIGH TREES | FIXBY

A delightful detached property situated within a popular and convenient location. Comprising, hall, 2 reception rooms, kitchen, 4 bedrooms and bathroom. Garage and gardens.

Leeds approx 15 miles. Manchester approx 30 miles.

**Offers in the Region of £385,000**





## DEAN ROYD ROAD | WALSDEN

A spacious, detached 'True' bungalow enjoying delightful gardens and views across the canal. Comprising, hall, 2 reception rooms, conservatory, kitchen, utility, 4 bedrooms, en suite, study and bathroom. Garage and gardens.

Leeds approx 30 miles. Manchester approx 25 miles.

**Guide Price £450,000**



## BRADLEY GARTH | BRIGHOUSE

An extended detached residence situated within a highly sought after and popular location. Comprising, halls, 2 reception rooms, kitchen, cloakroom, utility, study, 4/5 bedrooms, 2 en suites and bathroom. Garage and gardens.

Leeds approx 15 miles. Manchester approx 30 miles.

**Guide Price £450,000**



## STONECROFT FOLD | LUDDENDENFOOT

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Being part of a select development of four properties created from a former Grade II listed village school. Each individually designed properties have a high specification throughout and situated within the heart of a conservation village. Parking and gardens. STAMP DUTY AND LEGAL COSTS PAID.

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### SHERWOOD | KEBROYD

A delightful, well presented detached family home situated within a sought after location. Comprising, hall, 2 reception rooms, kitchen, utility, cloakroom, 4 bedrooms, en suite and bathroom. Garage and gardens.

Leeds approx 25 miles. Manchester approx 25 miles.

**Guide Price £299,950**



### PARK NOOK | SOUTHORWAM

A Grade II Listed cottage situated within one of Calderdale's oldest Hamlets dating back to 1611. Comprising, lounge/dining, living kitchen, 3 bedrooms and bathroom. Parking and gardens.

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**Asking Price £295,000**

# 5

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1

Monday

Caribbean

Villa fit-out and  
soft furnishings

A warm tropical breeze... golden sunshine... the gentle sound of waves... a walk to work over the white sand... not a typical Monday morning start. Project manager Ian is in the Caribbean working on the final fit-out of a client's villa. With over 35 years interiors installation experience, Ian is there to oversee the delivery and installation of all furniture and soft furnishings. It's not about getting a tan - it's about an uncompromising attention to detail that will ensure this property is exceptional.



2

Tuesday

Cheshire

Contemporary  
home

Travel abroad is no rare occurrence for the team. Clare has just returned from Milan after visiting fitted furniture suppliers Poliform and Varenna to finalise specifications for her latest project, a contemporary home in Cheshire. Working closely with the client and architect, she will manage the interior plans, as well as producing plumbing, electrical and joinery layouts to ensure every detail is covered for the bathrooms, with sanitaryware designed by Philippe Starck for Duravit, marble and bespoke glass partitions. The client is in the best hands as Clare has worked on many contemporary new builds since graduating as an interior architect in 2000.



3

Wednesday

Harrogate

Listed building  
renovation

It's 6am and Gareth is in the final stages of a dream project - the renovation of a Grade 1 listed property in Yorkshire. This property has been reinstated to its former glory, with everything from bespoke handmade furniture to fine rugs carefully selected to create an interior that is true to the property's heritage, but that also works as a modern home. The client is returning from holiday today and they will find the project finished and everything in place. Gareth has coordinated the removals team to relocate their belongings and all he has left to do this morning is ensure the fresh flowers are in place for their arrival.



4

Thursday

London

The finishing  
touches

Having recently completed the refurbishment of a contemporary family home in Huddersfield, Sarah is heading to Chelsea Harbour with her client to choose accessories to complete the project. This has been about creating open plan spaces that work for all the family; combining everyday functionality with beautiful contemporary design. Following months of meticulous planning and refurbishment, Sarah is delighted to be invited to join the client in London to specify the finishing touches to her design.



5

Friday

Brighouse

Showroom

With the remainder of the team out, Heather is back at the pattern library in the showroom engrossed in checking the finer details of a hand-quilted pelmet, which she has specified for a sitting room she is currently redesigning. Heather is renowned for her expertise in period detail and her eye for the latest designs, which means she is sought after on all projects, whether traditional or modern. With design presentations to prepare for several client consultations this afternoon, like the rest of the team Heather has a busy morning ahead. There's no such thing as a typical day at Websters Interiors.





## UPPER RED BRINK HOUSE | HUBBERTON

A superb, deceptively spacious period property enjoying extensive views. Comprising, hall, cloakroom, kitchen, 2 reception rooms, conservatory, cellar, 5 bedrooms, en suite and bathroom. Garage, barn with stable, tack room, gardens and land.

Leeds approx 25 miles. Manchester approx 25 miles.

**Guide Price £450,000**



## SOUTH EDGE CLOSE | HIPPERHOLME

A newly built detached home offering spacious accommodation set within an exclusive development. Comprising, hall, 2 reception rooms, study, kitchen, cloakroom, utility, 4 bedrooms, 2 en suite 's, and bathroom. Garage and garden.

Leeds approx 15 miles. Manchester approx 30 miles.

**Guide Price £440,000**



## WESTWOOD HOUSE | HUDDERSFIELD

A detached, period property dating back to approximately 1910. Comprising, hall, lounge, kitchen with dining are, conservatory, cellars, 5 bedrooms, en suite, cloakroom and bathroom. Garage and gardens. DRASTICALLY REDUCED TO EFFECT AN EARLY SALE.

Leeds approx 15 miles. Manchester approx 30 miles.

**Asking Price £395,000**





### THE OLD SCHOOL HOUSE | SHIBDEN

The northern section of a former village church and school set over four floors. Comprising, hall, 2 reception rooms, kitchen, 3 bedrooms, en suite, shower room and bathroom. Garage and gardens.

Leeds approx 15 miles. Manchester approx 35 miles.

**Guide Price £340,000**



### SAVILE GREEN | HALIFAX

A superb Grade II Listed, double fronted, semi detached property dating back to the 1600's. Comprising, hall, 2 reception rooms, dining kitchen, cellars, 4 bedrooms and bathroom. Parking and gardens.

Leeds approx 15 miles. Manchester approx 30 miles.

**Guide Price £340,000**



### BURNISTON | ELLAND

A superb Victorian semi-detached residence enjoying well maintained accommodation. Comprising, hall, 2 reception rooms, kitchen, 4 bedrooms, dressing room, cloakroom and bathroom. Garage and gardens.

PRICE REDUCED TO EFFECT AN EARLY SALE.

Leeds approx 20 miles. Manchester approx 30 miles.

**Guide Price £285,000**





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"I used the Halifax Kitchen Company when I first came to Halifax and they were great then" says John Young from Norwood Green. "Their kitchen was really well fitted and, despite daily use by my young family, all of the units and most of the original appliances were still working 15 years later".

Back in the market for a new kitchen, John naturally turned to the Halifax Kitchen Company again. "They gave me a very competitive price" says John "and, despite the fact that I added one or two things to my initial plan, they honoured the original quote. All of their tradesmen turned up when they said they would, they were a pleasure to deal with and, most importantly, the job was completed bang on schedule".

Referring to his experiences with other local companies John added "I've learnt the hard way about the value of reliable service because 7 months ago I ordered a new luxury bathroom from another local firm and, despite constant reassurances that parts would arrive and snags would be fixed, it's still not finished. It's the first and last time I'll use them".

John thinks that new buyers can often focus on the wrong things when they choose a new kitchen. "It's easy to be seduced by the host of different kitchens you see in showrooms and brochures and many of the special offers around at the moment are quite eye-catching" says John, "but the one thing that you can't put a price on and which you only appreciate after things have gone wrong is good, old-fashioned, reliable service".



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## MERVILLE | LIGHTCLIFFE

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Leeds approx 15 miles. Manchester approx 35 miles.

**Asking Price £395,000**



## SAVILE ROYD VILLAS | SAVILE PARK

One of two individually designed, newly built detached properties, situated within a popular location. Comprising, hall, cloakroom, lounge, dining kitchen, utility, 4 bedrooms, en suite and bathroom. Garage and gardens.

Leeds approx 15 miles. Manchester approx 30 miles.

**Asking Prices £395,000**



## BANK ROAD | SOWERBY BRIDGE

A superb deceptively spacious detached property set over 3 floors situated. Comprising, hall, lounge, kitchen, utility, 2 cloakrooms, 4 bedrooms, 2 en suites, bathroom, games room/ study and leisure room. Garage and gardens.

Leeds approx 25 miles. Manchester approx 25 miles.

**Asking Price £375,000**





### GRETA HOUSE | WYKE

An impressive detached Victorian residence set within private grounds. Comprising, hallway, 2 reception rooms, dining area, kitchen, cloakroom, utility, conservatory, 3 beds, bathroom and attic. Garage and gardens. By separate negotiation - coach house, 12 garages with p/p to demolish and build a bungalow.

Leeds approx 10 miles. Manchester approx 35 miles.

**Guide Price £375,000**



### WOODLANDS | RIPPONDEN

A detached family home enjoying private gardens. Comprising, hall, lounge, cloakroom, dining room/bed 4, utility, study/bed 5, kitchen, conservatory, 3 bedrooms, en suite and bathroom. Garage and gardens.

Leeds approx 25 miles. Manchester approx 25 miles.

**Guide Price £375,000**



### WELLSIDE | BOOTH

A delightful detached property enjoying panoramic views and situated within the sought after village location of Booth. Comprising, entrance hall, cloakroom, dining room, lounge, dining kitchen, utility, four bedrooms, en suite and house bathroom. Private drive, gardens and integral garage.

Leeds approx 25 miles. Manchester approx 30 miles.

**Asking Price £365,000**





## FORESTSTONE BYER | SOWOOD

A delightful semi detached property situated within a sought after semi rural location. Comprising, hall, 2 reception rooms, kitchen, utility, cloakroom, 3 bedrooms, bathroom and shower room. Parking and gardens .  
PRICE REDUCED TO AFFECT AN EARLY SALE.

Leeds approx 20 miles. Manchester approx 25 miles.

**Guide Price £360,000**



## RED BECK COTTAGE | SHIBDEN

A charming and truly idyllic detached cottage set within a popular location. Comprising, 2 reception rooms, kitchen, 3 bedrooms and a bathroom. Garage and garden.

Leeds approx 15 miles. Manchester approx 35 miles.

**Guide Price £325,000**



## SOUTHVIEW | RIPPONDEN

A charming property formally three cottages enjoying panoramic rural views. Comprising, dining kitchen, 2 reception rooms, 3 bedrooms, en suite and bathroom. Parking and garden. PRICE REDUCED TO EFFECT AN EARLY SALE.

Leeds approx 25 miles. Manchester approx 25 miles.

**Offers Over £295,000**





### CROFT HOUSE | SOWERBY BRIDGE

A newly built partly finished detached family home set over 4 floors. Internally partly finished to comprise, living kitchen, utility, cloakroom, 2 reception rooms, 4 bedrooms, en suite and 2 bathrooms. Garage and gardens.

Leeds approx 25 miles. Manchester approx 25 miles.

**Guide Price £325,000**



### CRAVEN HOLE MISTLE | WARLEY

A superb converted mistle renovated to a high specification enjoying far reaching rural views. Comprising, hall, dining kitchen, lounge, 2 bedrooms and bathroom. Parking and gardens.

Leeds approx 25 miles. Manchester approx 30 miles.

**Guide Price £325,000**



### UPPER FIELD HOUSE LANE | TRIANGLE

A unique Grade II Listed property situated within the Prestigious Field House Estate. Set over 4 floors, comprising, 3 reception rooms, study, dining kitchen, utility, workshop, 4 bedrooms, en suite and bathroom. Parking and patio.

Leeds approx 25 miles. Manchester approx 25 miles.

**Guide Price £275,000**

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Halifax's Westgate Arcade is home to some fabulous fashion shops and cafes, the latest of which is La Luna, a cafe bar and diner, which is attracting hundreds of customers on a daily basis. This might have something to do with the fact that it's owned by Tony Yumusak and his three brothers Foxy, Matt and Sam. All four brothers are well known in the town, because Tony bought his first business, The Blue Dahlia care, here seven years ago. The family who also own Cafe Sol in the town centre, have ambitious plan and spent thousands transforming it into La Luna. The cafe and restaurant is impressive by anyone's standard. The decor is oak and brick and the talking point is the 4,000 bottles of wine that cover one wall. There are two floors, a relaxation area and an outdoor seating area. All in all, La Luna can cater for 180 guests so functions are not a problem.



The new venue is open lunch time and evening, and is the perfect place to chill out, share food and a bottle of wine with colleagues after work.

Stewart and I decided to try La Luna for lunch. On arrival we were quickly welcomed by Tony one of the family owners. The restaurant appeared full but Tony managed to find us a table for two by the window which had just come vacant. On passing us the lunch menu Tony pointed out the specials boards dotted around the wall together with a vast wine collection from around the world.

As we ordered drinks, a glass of Sauvignon Blanc for me and a glass of fresh orange juice for Stewart, we soaked up the warm and comfortable atmosphere, buzzing with the chatter of local business customers and lunchtime shoppers enjoying a treat. Looking around at the blackboard specials I notice delicious desserts and ice cream which I fancy if I have the space! The waiter arrives at the table next to us delivering a mouthwatering dish of creamy pasta with crunchy ciabatta and a huge burger with

chunky chips and salad, I try not to make it so obvious that I'm looking, but I love looking at different dishes and they look so good! I can see what appears to be Italian Meatballs and Cajun Chicken arrive at the table in front, I love both and think I must try these sometimes.

We take our time looking through the menu, all this is making me hungry, but the decision is not so easy, the menu is perfect to my liking and looks to cater for all tastes and generations, tapas, sandwiches, pastas, salads, burgers, fajitas, grills with steaks supplied fresh from a local family run farm in Bradshaw and also the specials, the choice of food is endless. I'm tempted by the roasted hot beef and onion in warm stonebaked ciabatta but eventually decide upon a sandwich of homemade Italian meatballs topped with mozzarella cheese and a sprinkling of parmesan (£5.25). I'm offered a choice of either pannini, tortilla wrap or stonebaked ciabatta, and opt for the ciabatta.

Stewart is a vegetarian and thankfully La Luna offers an excellent choice of varied options for him, which is something we often find difficult, but La Luna has come up trumps with their vegetarian options. However in true Stewart style he asks for something not on the menu...toasted cheese and red onion pannini (£4.75), no problem at all informs the waitress, happy to please, and Stewart is pleased!

Whilst waiting for our food to arrive I glance around the restaurant, checking out the other dishes as they arrive at various table, the fajitas look sizzling hot, and the saucy spaghetti a la Greek and piri piri linguini look tasty and are a real tease on a hungry tummy!

Less than ten minutes later and our order arrives. The food was most enjoyable. La Luna does not disappoint, these sandwiches come with salad garnish and



homemade chunky chips and have plenty of filling, they're big enough to suit the largest appetites. I knew we wouldn't quite manage a dessert with our small appetites, so we'll just have to come back and try one next time!

Although I'm hoping our next visit will be for Sunday morning breakfast, at only £3.60 for a La Luna full English, that's simply too good to miss!

The extensive and varies evening menu includes dishes from Spain, Mexico, Italy, Turkey, France and of course Britain, a real diverse continental menu cooked by experienced chefs Patrick Thornber, Robert Avarali and Matt. Tony works seven days a week and when he's not serving food or mixing with customers in La Luna you may find him in Cafe Sol.

"I wouldn't serve customers a dish I didn't enjoy myself and that's why we have a lot of regulars because the food is consistent and reasonably prices", says Tony who lives in Leeds with his brothers.

Whether you're feeling flush or watching your pennies, La Luna is definitely the place to head. Two of you can enjoy a three course meal with a bottle of wine for around £157 a head.

There is a good choice of wines starting from £6.95 a bottle.



Restaurant review by Beverly Charnock-Bates



## MEADOW CROFT | BARKISLAND

A well presented family home situated in the heart of Barkisland village. Comprising - hall, cloakroom, lounge, kitchen, utility, 5 bedrooms, en-suite and bathroom. Garage and gardens.

Leeds approx 20 miles. Manchester approx 25 miles.

**Offers in the Region of £380,000**



## SHIBDEN FOLD | SHIBDEN

A superb, spacious semi detached property dating back to 1693 situated within an idyllic location. Comprising, lounge, study/bed 4, dining room, cloakroom, living kitchen, 3 bedrooms and bathroom. garage and gardens.

Leeds approx 15 miles. Manchester approx 35 miles.

**Guide Price £365,000**



## SPRINGFIELD | WHEATLEY

A period property with adjoining barn having full P/P to create a 3 bed dwelling. Comprising, hallway, 2 reception rooms, kitchen, 3 bedrooms, bathroom and shower room. Garage and gardens. Planning number - 07/01814/FUL

Leeds approx 20 miles. Manchester approx 35 miles.

**Guide Price £365,000**





### DEAN HOUSE COTTAGE | STAINLAND

MODERNISATION OPPORTUNITY. A detached period property situated enjoying extensive views. Comprising, hall, cloakroom, 2 reception rooms, cellar, kitchen, utility, 3 bedrooms, en suite bathroom and shower room. Garage and approx 2/3 acre gardens.

Leeds approx 20 miles. Manchester approx 25 miles.

**Guide Price £399,950**



### RIVENDELL | SOWERBY BRIDGE

An individually designed detached property enjoying a high specification throughout. Comprising, entrance hall, cloakroom, utility, dining kitchen/family room, lounge, five double bedrooms, en suite and house bathroom. Private drive, decked garden and single garage.

Leeds approx 25 miles. Manchester approx 25 miles.

**Guide Price £349,950**



### BRAMLEY LANE | HIPPERHOLME

A delightful detached family home enjoying superb gardens. Comprising, hallway, kitchen with dining area, conservatory, lounge, cloakroom, utility, 3 bedrooms, study/playroom and bathroom. Garage and gardens.

Leeds approx 15 miles.  
Manchester approx 30 miles.

**Guide Price £350,000**



## CALDER VIEW COURT | SHELF

An immaculately presented, detached family home situated within an exclusive small 5 house development. Comprising, hall, 3 reception rooms, cloakroom, breakfast kitchen, utility, 5 bedrooms, 2 en suites and bathroom. Garage and gardens.

Leeds approx 15 miles. Manchester approx 35 miles. Bradford approx 6 miles.

**Asking Price £525,000**



## WYKE LANE | WYKE

A superb individually designed detached family home enjoying a high specification throughout. Comprising, hall, 2 reception rooms, study, dining kitchen, utility, cloakroom, 5 bedrooms, 2 en suites, dressing room and 2 bathrooms. Garage and gardens.

Leeds approx 10 miles. Manchester approx 35 miles.

**Asking Price £475,000**



## NEW YORK FARM | STAINLAND

A detached period property dating back to approximately 1865. Comprising, hall, 2 reception rooms, study, conservatory, kitchen, utility, gym, cloakroom, 5 bedrooms, en suite and bathroom. Garage and gardens. Possibility to rent 20 acres.

Leeds approx 20 miles. Manchester approx 25 miles.

**Guide Price £475,000**



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Leeds approx 20 miles. Manchester approx 35 miles.

**Offers in the Region of £425,000**



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### KNOWLE COTTAGE | BRIGHOUSE

An individually designed 'True' bungalow set within a popular and convenient location. Comprising, hall, 2 reception rooms, kitchen, utility, 4 bedrooms, en suite and bathroom. Garage and gardens.

Leeds approx 15 miles. Manchester approx 30 miles.

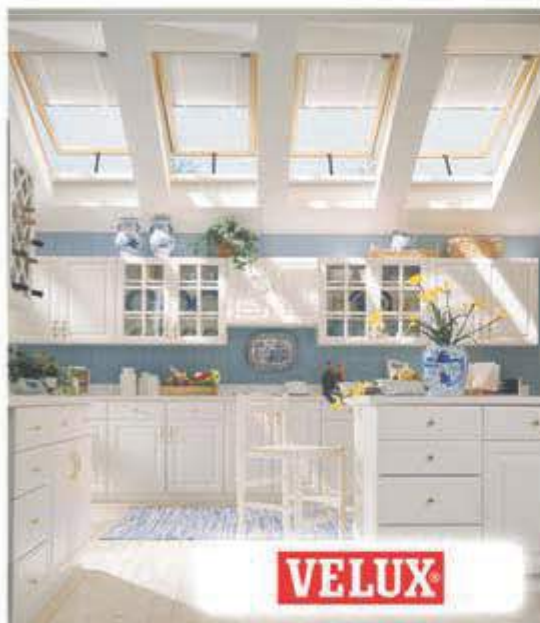
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