

# Charnock Bates

Chartered Surveyors & Auctioneers



## a different **view**

SPECIAL EDITION



### *In This Issue*

A Baby Boom at Charnock Bates  
Beautiful Homes For Sale  
What's Next For House Prices?  
A Two-Wheeled Travel Guide  
A Cyclists View



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

Welcome to a special edition of the Charnock Bates corporate magazine which is bigger and better than ever before to commemorate what is regarded as the biggest sporting event in the world the 2014 Tour de France.

As I am sure you are all well aware, the cyclists and their entourage will pass through the streets of Calderdale on Sunday 6th July and within this magazine we have provided you with a small insight into a pictorial vision that our visitors will experience at that time. Whilst our landscape and moorlands will provide the backdrop to spectacular cycling this will be coupled with a completely different experience within the streets of such as Ripponden, Hebden Bridge and Mytholmroyd which will be filled with cheering supporters.

We are very fortunate to welcome such an event to our area at a time where both the general and local economy is starting to emerge from the depths of a global recession. The media hype and TV coverage will only help and contribute towards improving the balance sheets of many local companies both in the short and medium term. It is important that at this time we do not miss out on an opportunity to advertise ourselves to the whole world in order to ensure that we are able to attract investment into the localities in the future.

Whilst focusing our attention very much on the Tour de France in this magazine we have not forgotten about our clients in displaying a good number of properties that we presently have on the market for sale.

Additionally I would like to again thank our advertisers for supporting us and very much hope that you all benefit from what is on this occasion a bumper edition of our special magazine.

S I Charnock-Bates M.R.I.C.S

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# Contents

## 3

Welcome by Stewart Charnock-Bates M.R.I.C.S

## 4

Baby Boom at Charnock Bates

## 5

What Next for House Prices?

## 8-11

Property Pages

## 14-16

Property Pages

## 17

An Eco-Friendly Renovation

## 22-25

Property Pages

## 30-31

A Two-Wheeled Travel Guide

## 32-37

Property Pages

## 42-45

A Cyclists View

## 46-49

Property Pages

## 54-57

Property Pages

## 59

Bryns Commute

## 62-65

Property Pages

## 70-73

Property Pages

## 76-79

Property Pages





# A Baby Boom at Charnock Bates

**It is with great relief that I am able and proud to congratulate two long-standing members of the Charnock Bates team, Leanne and Kerry, on the birth of their two boys.**

Leanne and Russell welcomed their son, Louie, on 13th December 2013 weighing in at an impressive 9lb 12oz, and more recently Kerry and Charlie were thrilled to announce the arrival of Freddie Michael, weighing a more manageable 7lb 7oz.

It is quite ironic that both Leanne and Kerry should have their babies close together as this has been very much the story of their time here at Charnock Bates. I use the word 'ironic' as Leanne and Kerry have very much done things together or at the same time. They have been an integral part of a very successful team for a similar number of years; they have partied hard together and they have worked hard together and inevitably, very soon after I received the good news in respect of Leanne, I had a similar conversation with Kerry. Like all good double acts... Morecombe and Wise... Ant and Dec...



Leanne and Louie

Leanne and Kerry have delivered at the same time.

Leanne joined the company as a young lady in 2002 with no

property experience. However, this was to quickly change and over a period of 12 years Leanne has become an important member of our team, being now primarily responsible for our property valuations, until the arrival of Louie and a period of maternity leave.

Throughout Kerry's career she has blossomed from being a young negotiator, from within a different company, to now being a vital cog within the Charnock Bates wheel. Kerry, over the years, has developed and become an important team member responsible for brochure production, advertising and our corporate magazine.

Therefore, it is with great pleasure that I congratulate Leanne, Russell, Kerry and Charlie on their new arrivals Louie and Freddie and would wish them all the very best for the future.

I hope you both enjoy your maternity leave, but don't forget about little old me who is having to work so much harder as you all rejoice in your celebrations.



Kerry and Freddie



# What next for house prices...

## Is now the time to buy?

We are increasingly reading reports in the media and listening to television presenters telling us that house prices are rising, house sales are increasing and that as a result of which there is a feel good factor again in the property market and construction industry.

Is this true? Well to a degree yes it is, but it would be a sweeping generalisation for us all to believe that our homes in West Yorkshire are worth more today than they were when the recession commenced in 2007. Undoubtedly though, it would be correct to say that in the industry the word "recession" is very much a part of the past and the market place is improving with sales increasing, general market interest improving and new house builders coming back into the market place in an attempt to satisfy central government new house build requirements for the future.

So where does this leave us? House prices are racing ahead once more but let's not forget this is very much due to the boom time conditions in London and the commuter belt driving figures up.

The latest major reports from the Halifax and Nationwide put annual house price inflation at 8.7% and 9.5%, while the Royal Institute of Chartered Surveyors has said buyers chasing a short supply of decent homes for sale is driving up prices.

The RICS go on to forecast that they believe the average UK house price will increase by about 6% for the next 5 years. This may be the case but this brings



88 Rochdale Road

fears that house prices bouncing from a point where they were already high compared to wages will simply lock more buyers out. Whilst these increases and predictions sound all very exciting for those that own their own home it should be noted that the figures I have mentioned above can be at least halved for West Yorkshire. Therefore, to physically appreciate an increase of 2.5% per annum is very difficult to substantiate and in reality this is why Calderdale house prices at the moment are generally stable. My only caveat with this remark is that over the last 12 months demand has markedly improved for properties priced up to £400,000 mainly as a result of increasing affordability and government assistance with

mortgages.

A typical example of this comes with a detached property on Southedge Close where we held an open to view which was generally well attended by a number of potential buyers and a sale was agreed in days. The length of time between the sale being agreed and the property completing was in the region of 4-5 weeks. This sale is representative very much of today's market place.

A similar interest was shown in a modernised cottage on Rochdale Road, on the outskirts of Ripponden, where a sale was agreed within days. The price of this property was of great interest to first time buyers and investors and as a result of this proved to be very popular. Again, a speedy completion was achieved in order to satisfy our clients.

These two properties are excellent examples of the types of property and location that are proving popular within Calderdale's present market place.

It is locations such as the above mentioned that I envisage will continue to improve and grow over the coming years and house prices increase as per the RICS predictions may in fact become a reality.

I say "may" because in our

industry predictions are dangerous and looking into a crystal ball can sometimes be difficult in a very murky market place but it would appear that the dust is now beginning to settle on our unsettled past and therefore, our general economic improvement can only assist in helping our local economy.

In the short term a revival is good for the economy because people moving tend to spend money, on anything from new household goods to solicitors fees. Rising house prices generally equate to greater confidence. Looked at over the long term however, a return to above inflation property prices is likely to cause the economy more problems with prices still being historically high compared to wages and particularly bearing in mind that one day low mortgage rates must inevitably rise.

So should one buy today?

The short answer to this is that if you are able to then do so as history has proven that as a home owning country an Englishman's home is his castle and therefore home ownership will always prove popular in this country. Whilst one cannot say that house prices will definitely rise over the coming years in Calderdale I think it is safe to say that they most certainly won't be any lower!



2 Southedge Close

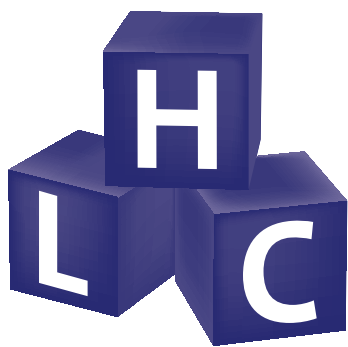




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## JILLEY ROYD HOUSE

FIXBY

A spectacular, interior designed, detached residence providing spacious and immaculately presented accommodation and boasting an impressive 9550 sq ft (approx).

Comprising, grand entrance hall with sitting area, study, drawing room, dining/garden room, cinema room, leisure room, living kitchen with family sitting area, utility, 2nd study, 3 W.C's, master bedroom suite with dressing room, en suite and snug, 6 further bedrooms, 2 further en suites, bathroom, gym/bed 8 and a self contained flat with living area, bedroom and bathroom. Parking, garages, coach house and gardens.

Leeds approx 15 miles. Manchester approx 30 miles.

**Guide Price £2,250,000**





## BINNS WOOD

## HOLMFIRTH

A rare opportunity to purchase a substantial extended detached family residence which benefits from a fully equipped leisure suite, private grounds and approximately 10 acres of woodland. The property is situated within a premier location within the town of Holmfirth.

Briefly comprising, living kitchen, utility room, 2 entrance halls, 3 reception rooms, 4 double bedrooms, family bathroom and en suite. Adjoining annex comprising; sitting area, bathroom, bedroom and dressing area/ study. Leisure suite comprising, swimming pool, Jacuzzi and bar area.

**Huddersfield approx 7 miles. Manchester approx 23 miles. Leeds approx 27 miles. Sheffield approx 23 miles.**

**Guide Price £1,500,000**

Halifax

London

Ripponden







## CARR HOUSE

## KIRKLEES HALL

A very rare opportunity has arisen to purchase the principal part of the historical Kirklees Hall. This superb Grade I Listed property, which has undergone major renovation in the 1990's, under the auspices of English Heritage, offers unique and elegant living boasting a spectacular array of original features to include intricate oak panelling and plaster work within an idyllic country house estate enjoying all the benefits of country living and yet enjoying easy accessibility to the M62 Network.

To comprise : - Grand entrance hall with sweeping 'flying' staircase, Oak panelled drawing room, grand dining room, living kitchen, three first floor bedrooms, two bathrooms, guest suite to the lower ground with various store rooms and extensive cellars.

Leeds approx 15 miles. Manchester approx 33 miles.

**Price £1,300,000**





## OAKLEA MANOR

## BARKISLAND

A superb detached manor house built in 1905 enjoying private landscaped grounds and situated within a premier location. Recently renovated to a particularly high standard providing stylish contemporary design accommodation, yet retaining a wealth of original features and incorporating 21st century entertainment and lighting technology.

Briefly comprising, grand entrance hall, 2 reception rooms, conservatory, snooker/ games room, living kitchen, cloakroom/W.C, large cellars, 4 double bedrooms, 2 en suites, dressing room and house bathroom. Entrance porch. Double garage, mature landscaped grounds and approx. 7 acres of land.

**Leeds approx 20 miles. Manchester approx 25 miles, Huddersfield and Halifax approx 5 miles.**

**Guide Price £1,275,000**

Halifax

London

Ripponden





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Photo:  
The In-toto team  
from Beverley,  
Halifax and York

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E: halifax@intoto.co.uk

42 Auster Road  
YORK  
YO30 4XA  
T: 01904 477054  
E: york@intoto.co.uk





## MIDDLE STOODLEY

## TODMORDEN

A substantial detached period property situated within an idyllic location. The property extends over 13 acres with gardens, grazing land and a Grade II Listed barn with planning permission to create two dwellings.

Comprising, drawing room, sitting area, dining room, study, dining kitchen, library, kitchen 2, snug, W.C, boot room, 8 bedrooms (3 en suite), 2 further bathrooms. Superb gardens, rural views, land, barn with stables, feed store, hay loft and machinery shed, menage, ample parking, garage and workshop.

**Leeds approx 28 miles. Manchester approx 24 miles.**

**Guide Price £1,250,000**



Halifax

London

Ripponden





## PONDEN HALL

## STANBURY

An exceptional Grade II\* Listed historic detached manor house enjoying spacious accommodation, superb far reaching views and approximately 4 acres of land.

Comprising, hallways, study, drawing room, sitting room, dining kitchen, utility, cellar, 6 bedrooms, shower room, 2 bathrooms and additional adjoining annex with open plan living area including kitchen, 2 further bedrooms and 2 en suites. Parking, gardens and approx 4 acres of grazing land. For an owners perspective on life at Ponden Hall first hand see the website- [www.pondenhall.moonfruit.net](http://www.pondenhall.moonfruit.net)

Leeds approx 30 miles, Bradford approx 16 miles, Halifax approx 14 miles.

**Guide Price £950,000**

Halifax

London

Ripponden







## HAWKCLIFFE FARM

## HAWORTH

An 'eco-friendly' substantial detached period property dating back to approximately 1735 which boasts a high standard throughout and offers flexible accommodation and amazing views over Haworth and the famous Keighley and Worth Valley Railway - 'Eco friendly' features include, air source heat pump, predominantly under floor heating, low wattage LED lighting, above specification insulation resulting in an energy efficient rating of 80% (See EPC).

Comprises, kitchen, 6 reception rooms, gym, utility, 4 large bedrooms, 2 en suites, dressing room, house bathroom, office/ playroom, WC and workshop. Approx. 7 acres of grazing land, parking, triple garage, tiered lawn and patio gardens.

**Leeds approx 26 miles. Manchester approx 34 miles. Skipton approx 14 miles. Halifax approx 10 miles.**

**Guide Price £895,000**



# Hawkcliffe Farm

## An Eco-Friendly Renovation

Located in the hills with fantastic views across the historic town of Haworth, known for its association with the Bronte sisters, is Hawkcliffe Farm. Jonathon Smith came across the farm in 2007, when the barn, farmhouse and separate cottage had not been updated or improved in 35 years. He was looking for a big project to get stuck into and had found it.

With a background in construction, Jonathon was able to do some of the work himself, such as wiring, plumbing and structural work, whilst hiring professionals for everything else. "Hawkcliffe Farm was so neglected that I was able to start from scratch and I wanted to make the home as eco-friendly as possible" says Jonathon. "Under-floor heating, LED lighting and insulation was all installed and we have an air-sourced heat pump."

The renovation took about four years to complete, with Jonathon living in the house and tackling one room at a time. "There was only one hiccup along the way" explains Jonathon, "during the first winter, whilst converting the barn, the heavy rain had flooded a spring, which was running underneath. The drainage had to be taken away and a land drying system was put in the ground. That had to be put into place before work could continue, and is the only problem we encountered."

Due to the poor conditions, many of the original features



Before the renovation

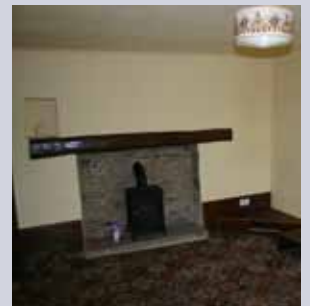


were removed, apart from the floorboards and beams that were restored and cleaned up. "The windows had to be replaced,

but used oak frames to keep the general oak theme." His biggest achievement was the barn conversion, which was the biggest job due to the 18-20ft high ceilings.

But Jonathon's favourite room is the upstairs lounge. "It's an odd concept having two lounges, especially one upstairs, but the views are lovely and you can see steam trains passing by on the Keighley and Worth Valley, where the Railway Children was filmed." After three years living in Hawkcliffe Farm, Jonathon is ready for his next project, an ambitious house build in a reservoir.

Sinead Egan, The Guild of Professional Estate Agents



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## GREENHEAD FARM

## SHELF

An impressive detached residence which would suit a variety of purchasers, those who work from home, have equestrian interests or those which require a property with self contained cottage.

Briefly comprising, 2 reception rooms, games room, dining kitchen, utility, W.C, study, 4 bedrooms, 2 en suites, dressing room and bathroom. Ample parking, gardens, views, approx 11 acres, garaging, hanger/barn, Heli Pad, stables and 2 bed self contained cottage.

**Leeds approx 16 miles. Manchester approx 36 miles. Bradford approx 6 miles.**

**Asking Price £895,000**





## SIMM CARR

## SHIBDEN

A most impressive recently extended detached 'True' bungalow believed to date back in parts over 300 years. The property has been fully refurbished by master builders under architects supervision over the past two years and offers beautifully presented accommodation of an extremely high specification throughout.

Briefly comprising, entrance hall, dining kitchen, utility, lounge, W.C, 4 bedrooms, en suite bathroom and house bathroom. Gated parking, double garage, views, good sized gardens and woodland.

**Leeds approx 15 miles. Manchester approx 30 miles.**

**Guide Price £895,000**

Halifax

London

Ripponden







## FLOCK HALL FARM

## RIPPONDEN

Immaculately presented farmhouse with attached 3 bedroom cottage, Flock Hall Farm offers the potential to create one substantial 6 bedroomed detached property providing a variety of different options, with the cottage as an investment or separate family accommodation. Set in 5 acres of land and with outbuildings the property would be ideally suited to anyone interested in equestrian pursuits. Flock Hall Farm is situated within a very desirable location a few minutes from Ripponden and easy access to the M62 motorway network.

Briefly comprising, entrance porch, breakfast kitchen, boot room, grand dining hall, lounge, conservatory, WC, 3 bedrooms, one en suite, family bathroom, attached double garage. Adjoining cottage comprises: dining kitchen, lounge, family bathroom, 3 bedrooms.

**Leeds approx 25 miles. Manchester approx 25 miles.**

**Guide Price £895,000**





## GOSPEL HALL FARM

## CLIFTON

An immaculately presented, spacious detached bungalow situated within an elevated position enjoying extensive far reaching views and benefiting from approximately 4 acres of grazing land.

Briefly comprising, entrance hall, 2 reception rooms, breakfast kitchen, utility, 4 bedrooms, 2 en suites, shower room and house bathroom. Lower ground floor storage space and access to the double garage. Ample parking, gardens, land and stables.

**Leeds approx 15 miles. Manchester approx 33 miles.**

**Guide Price £865,000**

Halifax

London

Ripponden



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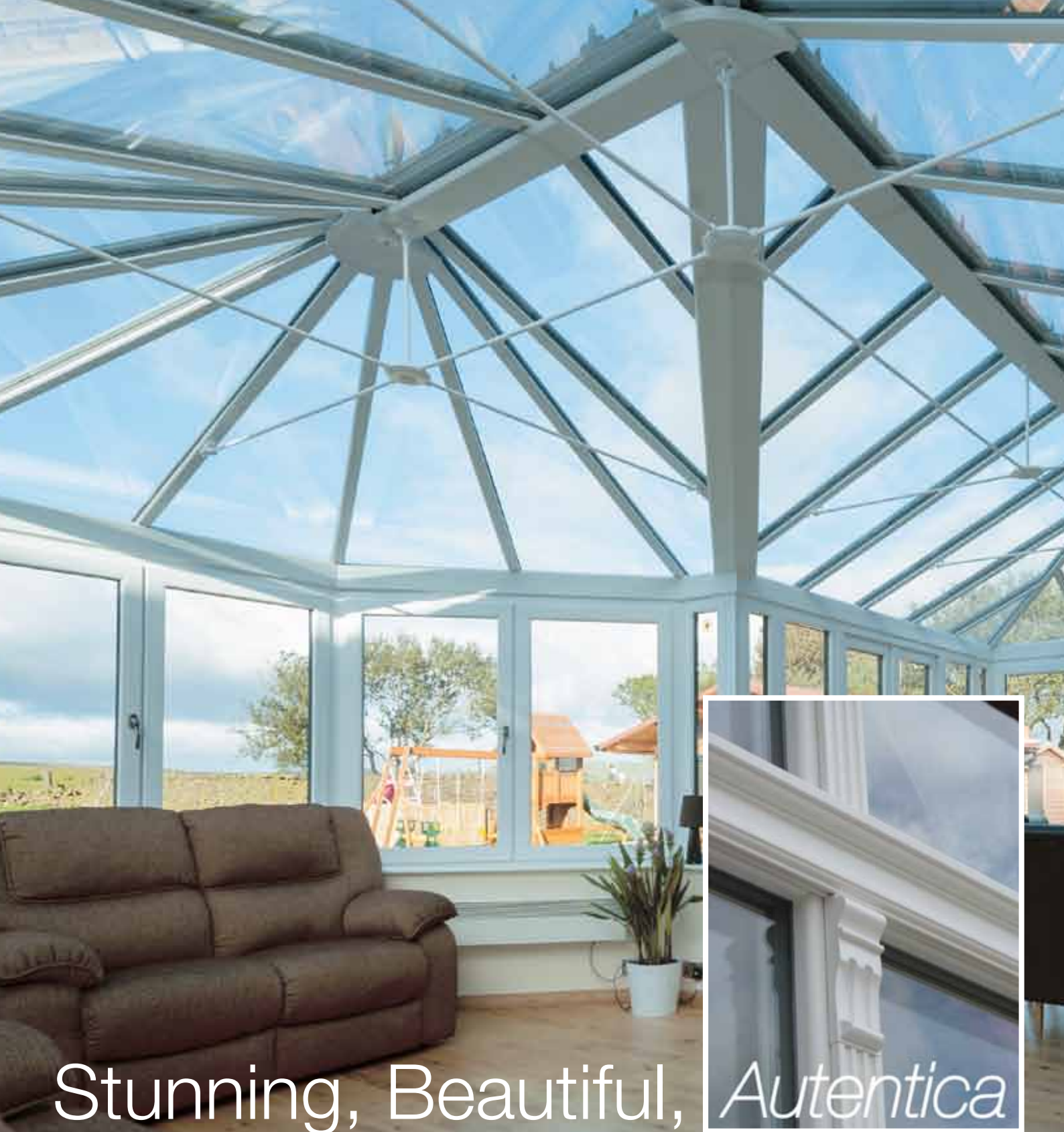
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# A Two-Wheeled Travel Guide

**Cycling can be the key to unlock many of the natural treasures Yorkshire is lucky to host, Jonathan Brown finds out more about the region's most popular routes.**

The beauty of the Yorkshire Dales and our county's broad countryside has never been in question.

When given a helicopter tour of the route by the Welcome to Yorkshire team in 2013, Tour de France organisers Amaury Sports Organisation were bowled over by Yorkshire Grand Depart stage highlights like Buttertubs Pass, with views over Swaledale, Wensleydale and beyond. So it's hardly surprising that our rolling hills and country roads have seen cycling interest kick up a gear since the announcement that the Grand Depart would begin in God's Own County on July 5 and 6.

Nevertheless, for those of us that are relatively new to two wheels and that might not fancy a non-stop 190km stint along the stage one route from Leeds to Harrogate, where is best to cycle in Yorkshire?

Whether you're out with the family or touring with friends, there are countless regional routes that have given generations of riders decades of joy.

Adam Evans, owner of Ilkley Cycles, in Ilkley, said: "We have so much opportunity for safe and

scenic cycling in Yorkshire – the world is on our doorstep."

Safe, traffic-free lanes and quiet road routes connecting every major city in the UK have been set up during a 30-year campaign by charity Sustrans.

Its National Cycle Network (NCN) is now 14,500miles long, as the charity aims to make safe cycleways more accessible. Martyn Brunt, NCN development manager at Sustrans, said: "With 1,000 miles of NCN routes in Yorkshire to choose from – more than any other county – there is something for every kind of cyclist."

Visit [www.sustrans.org.uk](http://www.sustrans.org.uk) for further information.

## A Good Starting Point

First and foremost, beginners should take to quiet routes; forest trails, disused railway lines and canal towpaths provide the perfect, safe opportunity for this. Close to home, the Leeds-Liverpool canal towpath is well used by cyclists looking to stay away from the traffic. It takes you past sights including Kirkstall Abbey, the Saltaire World Heritage Site and East Riddlesden Hall, depending how far you ride.

A 10mile stretch of the towpath from Armley to Shipley is currently

being upgraded to make it more accessible to cyclists as part of a raft of improvements included in the Cityconnect £30m Leeds to Bradford cycleway plan.

Elsewhere in West Yorkshire, the 14mile Calder Valley Cycleway between Sowerby Bridge and Warland is a worthwhile beginner ride, running through paths, quiet roads, canal towpaths and collections of public art.

Sculpture, including a flock of Swaledale sheep made from recycled scrap metal, is also on the itinerary on the 8mile off-road Spen Valley Greenway from Cleckheaton to Bradford via Dewsbury and Heckmondwike along a disused railway track.

Further north, a sparkling new route for cyclists, horse riders and walkers from Harrogate to Ripley was opened last year. The Nidderdale Greenway was created by reopening the railway viaduct and part of the Harrogate to Ripon railway for public use.

The coastal Cinder Track is also a popular starting point. Covering 21.5miles it follows a disused railway line from Whitby to Scarborough and runs alongside the North Yorkshire Heritage Coast.

The track is also part of the National Cycle Network and the Moor to Sea Cycle Route, which links more than 100miles of cycling. It passes through the picturesque North York Moors

National Park, the breathtaking Heritage Coast including Scarborough and Pickering, Whitby and Great Ayton along the way.

A gentle 15mile ride on the York to Selby Cycle Route, NCN Route 65, is a traffic-free cycle path running along the River Ouse and connecting to two railway stations, which can be a useful link to make a return journey by train if you're completely out of breath.

## Planning Your Grand Tour

Taking to two wheels is arguably one of the best ways to enjoy Yorkshire's renowned rolling hills. Seasoned riders might take in the great Yorkshire outdoors by covering larger distances and stopping for food and a brew at one of the countless village cafes or country pubs along the way.

The most established road tours in the county can cover anything from 100 to 350miles and can take several days, so whether you're covering a small section or going the whole hog it's always best to plan and book your accommodation beforehand.

The 130mile Yorkshire Dales Cycleway starts and finishes in the market town of Skipton, taking you through six of the finest valleys in the region including Wharfedale, Coverdale, Swaledale, Wensleydale, Dentdale and Kingsdale.

Following quiet country lanes and including a few steep climbs and swooping descents, the route is often sectioned into six 20 to 25mile day rides.

Another circular route, this time part of the NCN South Dalton Yorkshire Wolds Cycle Route, takes riders around coastal cliffs, hidden valleys, beaches and picturesque villages.

You can start the 146mile route at places including Beverley, Bridlington, Driffield and Malton or you can follow NCN Route 66 from York and pick up the ride at Pocklington.

Elsewhere you can start your grand tour with the spectacular scenery of the North York Moors and end it looking over the ruins



An easy descent





## Powering through the Dales

of Scarborough's castle on the Heritage Coast by taking the Moor to Sea Cycle Trail. Comprising of more than 10 linear routes, the trail links the historic towns of Scarborough, Pickering, Whitby and Great Ayton over 100 miles. The east coast White Rose Cycle Route is also a much-travelled path for cyclists, rolling from Hull along the River Ouse to York and eventually to the foothills of the North York Moors.

For those looking for a taste of this year's Grand Depart stages or are simply a glutton for punishment, the 150mile circular West Yorkshire Cycleway roughly follows the West Yorkshire county boundary and is a top ride for serious cyclists.

Tourers can take a slight detour from the cycleway to tackle the brutal Cragg Vale incline – the longest unbroken ascent of any road in England.

The road rises 960ft over five and a half miles from the village of Mytholmroyd and is destined to be among the biggest challenges for Tour de France riders this summer.

The Holme Moss ascent from Holmbridge, which will also

features on the stage two route, is a major highlight of the West Yorkshire Cycleway too. The road rises to 1,719feet, which is only marginally lower than Buttertubs Pass – the highest point of the Yorkshire Tour stages.

Aside from exhausting climbs, the route covers glorious countryside, and once the ascents are over, the views are much easier to enjoy.

And of course if you're looking for the full Tour de France experience, you can always cycle the increasingly popular stage one and two routes for the July 5 and 6 Grand Depart, although you will encounter city traffic on both.

The first stage takes riders from Leeds' Headrow to Harrogate via Otley, Ilkley and Hawes where the gruelling Buttertubs Pass climb awaits. The second stage takes in York, Knaresborough, Cragg Vale, Holme Moss and Sheffield.

## Take The Challenge

There are dozens of sportive and Audax (a cycling sport in

which participants attempt to cycle long distances within a pre-defined time limit) challenge rides springing up all over Yorkshire in the run up to Le Tour.

Though they are timed, the pay-to-enter sportive rides are not races and can cover anything from 50km upwards. They often feature a number of different length circuits, so it's up to you how far you want to ride, and they have a number of refreshment stops along the way.

On the other hand Audax rides, which are organised by long distance cycling association Audax UK, run from 50km and involve some navigation and organisation as far as your own refreshments are concerned.

Visit [www.aukweb.net](http://www.aukweb.net) or [www.britishcycling.org.uk](http://www.britishcycling.org.uk) for information.

## Coast To Coast Riding

Cycling from one side of the country to the other is another way of testing yourself, while riding past some of Yorkshire's most impressive sights.

The Way of the Roses Cycle Route is a 170mile trail, signposted by a series of blue signs bearing red and white roses takes riders from Morecambe on the west coast of England to Bridlington Bay to the east.

It rolls through the Forest of Bowland, the Yorkshire Dales and Nidderdale on its way to York and the Yorkshire Wolds along cycle paths, country lanes and quieter roads.

The Way of the Roses can even be enjoyed with a fully supported five-day tour with Cycle Yorkshire, which includes accommodation and a CTC-qualified guide.

You can also cycle from coast to coast through the 171mile Walney to Wear and Whitby (W2W) trail, which travels from Walney Island in Cumbria to Whitby's shores via Tan Hall following NCN Route 70. If you're not satisfied with the adventure, you can add the Cinder Track – the coast-hugging 21.5mile disused railway line from Whitby to Scarborough – into the equation.

THANKS TO JOHNSTON PRESS





## LOWER HIGH TREES FARM

## GREETLAND

A substantial detached family home offering flexible living accommodation currently benefiting from a self contained holiday let/annex, approximately 1.5 acres and stunning rural views of the surrounding countryside.

Briefly comprising, 3 reception rooms, dining kitchen, sun room, utility, office/playroom, 5 bedrooms, en suite and house bathroom. Holiday let comprises, living kitchen, 2 bedrooms and bathroom. Double garage, landscaped gardens, outbuildings and paddock.

Leeds approx 20 miles. Manchester approx 30 miles.

**Guide Price £765,000**





## FIELD HOUSE

## TRIANGLE

Field House, which has recently been renovated, forms a substantial part of the original main house. The property is Grade II\* listed from the well renowned Georgian period and is located within a park land setting. In its current form this is the very first time that this fabulous period home has become available for purchase since its construction.

Comprising - Grand entrance hall, cloakroom, drawing room, sitting room, kitchen, butlers kitchen/utility room, vaulted keeping cellars, galleried landing, five double bedrooms, en-suite bathroom and house bathroom. Impressive lawned gardens, patio, driveway and parking.

**Leeds approx 25 miles. Manchester approx 25 miles.**

**Guide Price £759,950**





## FIELD HEAD

## KRUMLIN

An immaculately presented, deceptively spacious, detached family home with accommodation over 3 floors, enjoying superb views and approximately 1 acre of land.

Briefly comprising, 2 reception rooms, kitchen, utility, games room, 5 bedrooms, en suite, house bathroom, shower room, gym and under house rooms. Gated parking and gardens.

**Leeds approx 20 miles. Manchester approx 25 miles.**

**Offers In The Region Of £699,950**





## COOPER HOUSE

A superb detached Grade II Listed part 17th Century home enjoying splendid south facing grounds and a detached barn with planning permission to convert into a single dwelling of approximately 4000 sq ft.

Comprising, hallways, 2 reception rooms, kitchen, utility, study, store, W.C, 5 double bedrooms and bathroom. Ample parking, outside stores, detached barn and gardens. Planning Application numbers- 10/00853/CON and 10/00852/LBC.

**Leeds approx 21 miles. Manchester approx 28 miles.**

**Offers Over £695,000**

## LUDDENDEN FOOT

Halifax

London

Ripponden







## BROOK HOUSE

## OGDEN

An impressive detached Georgian property with original Georgian features and a contemporary flair throughout the property is situated within an idyllic location enjoying private gardens and rural views.

Briefly comprising, living kitchen, utility room, 2 reception rooms, snug, W.C, 4 bedrooms, 2 en suites, house bathroom and keeping cellars. Ample parking, detached garage, woodlands and gardens.

**Haworth 7 miles. Leeds approx 20 miles.**

**Offers Around £695,000**





## UPPER BRIAN SCHOLES

## NORTHOWRAM

An impressive, well presented detached family home situated within an idyllic south facing position enjoying extensive far reaching views.

Comprising, entrance halls, sitting room, lounge, gym with shower room & sauna, office, W.C, kitchen, utility room, cellar, dining room, conservatory, 5 double bedroom, 2 en suites, dressing room & house bathroom. Gardens, parking and double garage.

**Leeds approx 15 miles. Manchester approx 35 miles.**

**Guide Price £695,000**

Halifax

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Ripponden





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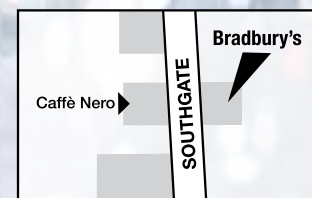
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# a differentview

## A Cyclists View

**As a keen football supporter, I find it quite strange to be writing an article about a cycle race whilst at the same time England are in Brazil taking part in The World Cup. However, the Tour de France cannot be ignored and I felt it might be interesting to provide a pictorial insight into what the cyclists, who have arrived from all parts of the globe, will experience whilst passing through Calderdale.**

So, it is on Sunday 6th July (which incidentally is a World Cup rest day) that we will directly benefit from this fabulous sporting occasion. Leaving York at approximately 9.00am the Tour will cover 85 kilometres, passing through Knaresborough, Harrogate and Keighley before the procession of elaborate floats and vehicles (which herald the imminent arrival of the racing action) make their way slowly across the border from the

Borough of Bradford. After their long climb out of Oxenhope and across the moors, the riders and their entourages will receive a warm 'Welcome to Calderdale' high on the hills above the attractive hamlet of Pecket Well. The racers will initially pass through open, rugged countryside as they enter Calderdale, before enjoying the fabulous views of Heptonstall and Hardcastle Craggs as they descend down the winding road through Pecket Wood into Hebden Bridge. This market town will be one of the most popular places to view the spectacle. Last year, Hebden Bridge was voted by The Times as the 'coolest' place to live in Britain. It is a fascinating place to visit with a host of quirky shops, cafés and traditional Yorkshire pubs.

Speeding through Hebden Bridge, the cyclists will have a little respite along the valley bottom, flanked by the river Calder on



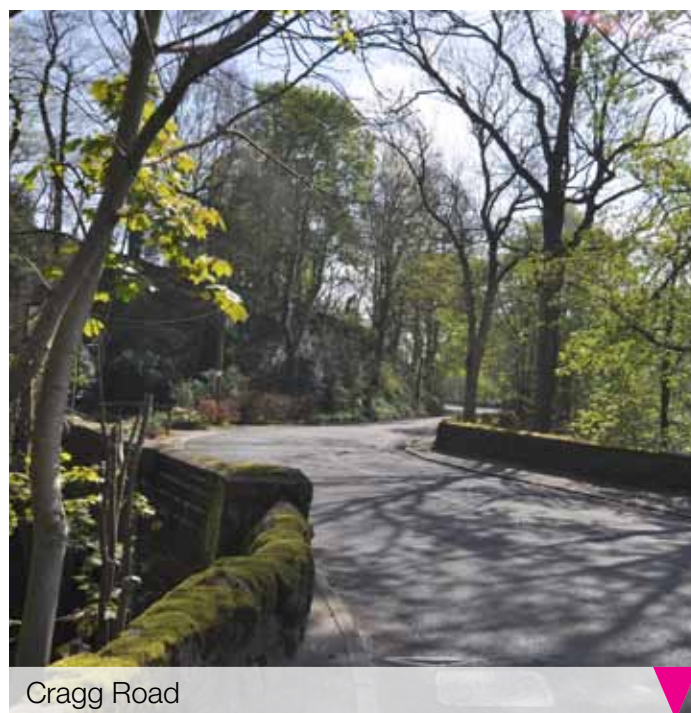
Start of the Cragg Road Hill Climb

their right and the Rochdale canal on their left. They'll make the short journey to the pretty village of Mytholmroyd (birth place of the former Poet Laureate Ted Hughes), take a sharp right turn over the narrow bridge and up towards Cragg Vale. The infamous Cragg Road Hill Climb is the longest continuous incline in England, with an ascent of 272

metres over a distance of 8 km with an average gradient of 3.4%. This section may not test these particular cyclists to their limit, but each day amateur riders can be seen powering their way up the hill in a bid to conquer this innocuous looking ascent. Eventually the tree lined road gives way once more to Pennine moorland, enabling the



First view of Calderdale



Cragg Road





Back into open country

competitors to catch their breath and perhaps get a glimpse of the wonderful vistas around them.

Once the cyclists have reached the 8km mark the road flattens out and they will be able to cruise towards Blackstone Edge Reservoir along the undulating road, which is reputed to have no real foundations and 'floats' on top of the peaty moorland.

Ninety-three kilometres after leaving York the competitors will reach the border with Greater Manchester, but they will stay in Calderdale, turning left at Blackstone Edge along the A58. This part of the route will take the cyclists down a gentle descent, cutting through bleak moorland. Baitings Dam, a popular walking area and the second of three reservoirs which the Tour will pass on this part of the route, will be on the right.





Blackstone Edge Dam

The moors landscape gives way to fields, dissected by Yorkshire stone walls, for the downhill stretch into Ripponden. The descent becomes steeper and the road narrows, funnelling the cyclists between the rows of stone cottages into the village centre; another popular vantage point from which to watch the action.

Recently included in the annual Sunday Times survey as one of the top ten places to live in the UK, Ripponden has a real community spirit, with good local shops and restaurants. St Bartholomew's Church (where a consecrated place of worship has stood since the early 1400's) is the focal point of the village.

At this point the competitors will have cycled 112 kilometres from

York, with another 89 kilometres ahead of them before reaching the end of Stage Two in Sheffield. After squeezing their way through the village, the riders will take a sharp right across the ancient packhorse bridge which straddles the Ryburn River and they'll begin the steep climb up Ripponden Bank towards Greetland.

Flanked by the imposing walls of a disused railway line, which once ran between Sowerby Bridge and Rishworth, this ascent will test the mettle of the riders. The competitors won't have much of a view until they take the sweeping left hand bend and the vista opens up to a landscape of fields that drop down into the Ryburn valley.

The cyclists will pass the 18th



Ripponden Bank

century Fleece Inn as they climb the hill, and this section is likely to be one of the slowest segments of the day.

Once at the summit and after a short but welcome flat section, the competitors will face a rollercoaster ride, clinging to the valley side, with open views to the right reaching as far as Elland in the distance. To the south, the towering Holme Moss television mast, a waypoint destination on the racers' journey, will be seen.

Another descent, through the narrow streets of Greetland, will bring the riders down into West Vale. After crossing Black Brook, a tributary of the river Calder, a very different kind of landscape will meet the riders as they take a right turn and see the imposing Victoria Mills, a legacy of the Industrial Revolution.



Ripponden Centre

The 13 arch West Vale viaduct, a Grade II Listed structure forming part of the disused Stainland branch of the Lancashire & Yorkshire Railway, will loom large in front of the cyclists as they are challenged by a pinch point, making a very sharp left and beginning the narrow, steep ascent up Queen Street.

Before reaching their final destination within the Calderdale section of the race, the riders will snake their way up between rows of terraced housing. The gruelling climb seems never ending as open countryside can be seen for the last time before the cyclists approach Ainley Top. The riders will now be able to relax a little as they leave Calderdale behind and cruise down the hill into Kirklees and Huddersfield.





Victoria Mills

country. Of course we have areas of outstanding natural beauty right here on our doorstep, but if we take time to really look at our industrial landscape we will see that Calderdale (which has always been associated with the textile trade) has some magnificent examples of our industrial ancestry.

In the second half of the nineteenth century, the Municipal Borough of Halifax became known as 'a town of 100 trades' and there was a diversity of businesses throughout the wider area. The fact that Barkisland Mill and Rishworth Mill, for example, have been transformed into stylish residential apartments, is a testament to the solid construction techniques employed by our Victorian forefathers and we should be proud that Calderdale has given us such a heritage.

Having recently returned from a few years living in Canada, I am struck by the history that this country, and particularly Calderdale, has to offer; beautiful landscapes, vibrant market towns, and a sense of pride in our heritage that is seldom found outside the White Rose County: "You can take the lass out of Yorkshire, but you can't take Yorkshire out of the lass." I just hope the competitors and their support teams have the opportunity to understand why we call Yorkshire "God's Own County."

Jan Hodgson

Putting the Calderdale section of the Tour de France under the microscope has brought home to me just how lucky we are to live in such a beautiful part of the



Queen Street



Ainley Top





## THE PLAINS

## ELLAND

An impressive, well presented detached property with leisure suite and superb flat gardens.

Comprising, entrance hall with study area, 2 reception rooms, games room, breakfast kitchen, leisure suite with cloakroom, gym, sauna and swimming pool, 4 double bedrooms and 4 en suites. Ample parking, triple garage and approx 0.9 acre grounds.

**Leeds approx 20 miles. Manchester approx 30 miles.**

**Guide Price £665,000**





## MEADOW BANK

## OXENHOPE

A spacious detached family home benefiting from private grounds and approximately 2.5 acres of grazing land.

Briefly comprising, hall, breakfast kitchen, lounge, dining area, conservatory, W.C, 4 bedrooms, en suite and house bathroom. Ample parking, gardens, land and views.

**Leeds approx 24 miles. Manchester approx 36 miles. Bradford approx 10 miles. Halifax approx 8.5 miles.**

**Guide Price £650,000**



## RAW END FARM

## LUDDENDENFOOT

A superb detached, Grade II Listed, interior designed family home situated in a rural yet accessible location enjoying extensive far reaching views.

Comprising, entrance hall, 2 reception rooms, living kitchen, W.C, 4 bedrooms, en suite bathroom and house bathroom. Ample parking and approx 1 acre gardens.

**Leeds approx 25 miles. Manchester approx 30 miles.**

**Guide Price £650,000**







## UPPER SHAY FARM

## KEELHAM

A substantial detached farm house situated within a convenient location benefiting from approximately 3.7 acres, far reaching views and agricultural buildings.

Comprising, entrance hall, 3 reception rooms, kitchen, W.C, utility, galleried landing, 4 double bedrooms, dressing room, en suite, study, shower room and house bathroom. Ample parking, land, gardens, double garage and outbuildings.

**Bradford approx 6.4 miles. Halifax approx 5.8 miles. Leeds approx 18.8 miles.**

**Guide Price £625,000**



## WEST SCHOLES FARM

## QUEENSBURY

A magnificent, detached well presented barn conversion benefiting from approximately 11.5 acres of grazing land and superb rural views.

Comprising, lounge area, dining area, living kitchen, utility room, WC, shower room, master bedroom suite with dressing area and en suite bathroom, 3 further double bedrooms and en suite. Parking, garage, gardens and land.

**Leeds approx 18 miles. Manchester approx 37 miles. Bradford approx 6 miles.**

**Guide Price £625,000**





## BLACKSHAW ROYD FARM

## HEBDEN BRIDGE

A Grade II Listed property situated within a rural location currently run as a livery with superb equestrian facilities and approximately 16.5 acres of land.

Briefly comprising, hallway, 2 reception rooms, kitchen, keeping cellar, 4 bedrooms, dressing room, en suite, and house bathroom. Car park, land, gardens, views, summer house, indoor and outdoor menages, stable blocks and tack rooms.

**Leeds approx 28 miles. Manchester approx 29 miles. Hebden Bridge approx 3.7 miles.**

**Guide Price £595,000**



## SPIGGS CROFT

## SHIBDEN

A spacious detached barn conversion commanding an elevated position with breath taking panoramic views across the highly sought after Shibden Valley and enjoying a rural position nestled within approximately 1.5 acres of garden and paddock.

Briefly comprising, 2 reception rooms, conservatory, kitchen, utility, W.C, office, 4 double bedrooms, dressing room, en-suite, and bathroom. Garage, gardens and land.

**Leeds approx 15 miles. Manchester approx 35 miles.**

**Guide Price £595,000**

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## Make A New Kitchen Your Next Investment

A stunning new showroom for luxury kitchens and interior accessories has opened in Yorkshire showcasing the very latest collections from premium kitchen brand SieMatic. Offering stunning choice of designs to suit all tastes it also has exclusivity on cutting edge appliances/accessories from the likes of Gaggenau, Dornbracht, ModoLuce and Spekva.

Situated on Street Lane in north Leeds, Grid Thirteen promises to offer an all-embracing experience of the modern day kitchen, inspiring visitors not just through stunning product displays but also through live demonstrations and role play.

Grid Thirteen is an exciting new venture brought to Leeds by Natalie Fry, former designer and multiple award winner for Poggenpohl. With 20 years

industry experience, working with some of the UK's most prolific interior designers and architects, she is certainly on the ball in terms of design innovation and trends but also has a sense of what clients want and need for a fully functioning kitchen.

She says, "The modern day kitchen is undoubtedly the hub of the whole house and serves not only as a food preparation ground but also as the tech-enhanced social epicentre. For many clients the kitchen has become the most important room in the house where family and friends gather to cook, eat, entertain and share daily life. Spatial planning and effective integration of audio visual technology and lighting as well as co-ordinated soft furnishings are more central to our lives that increasingly revolve around multitasking and luxury

pleasures. We don't just sell kitchens. We work with clients to fulfil their very personalised lifestyle requirements."

Natalie is also making the new store a hub for design excellence with open access for consultation, knowledge sharing and product training with architects and designers. Working in collaboration with some of the region's most respected consultants, she hopes to form a centre of excellence for kitchen design and a one stop shop for the discerning buyer.

She said, "We have access to considerable market intelligence through the brands that we work with and can also deliver CPD (Continuing Professional Development) accredited training. We are encouraging the industry to make use of our purpose designed facilities for

presentations and sampling. We're also planning some exciting cookery master classes in association with Gaggenau and a Michelin Star chef complete with Louis Roederer champagne tasting. This is something that both our clients and our business partners can enjoy."

Such is Natalie's reputation that she has already secured a half million pound forward order book before the store even opens its doors. She is confident that the business will achieve a target £1 million turnover in the next four years because of its exclusivity arrangement with world leading brands.

Grid Thirteen is located at 37 Street Lane, Leeds LS8 1BW.

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R073





## BROOK HOUSE FARM

## OGDEN

A superb detached barn conversion dating back to the 15th Century, situated within an idyllic location and enjoying private gardens.

Briefly comprising, lounge with dining area, conservatory, kitchen, utility, 2 W.C's, snug, 5 bedrooms, 2 en suites, study and house bathroom. Ample parking, double garage and gardens.

**Leeds approx 20 miles. Bradford approx 9 miles.**

**Guide Price £550,000**



## CLOVER, 2 LUMBROOK CLOSE

## NORTHOWRAM

A spacious, well presented detached family home situated within a small and exclusive cul-de-sac.

Briefly comprising, dining hall, study, shower room, lounge, kitchen, conservatory, 4 bedrooms, 2 en suites and house bathroom. Parking, double garage and enclosed gardens.

**Leeds approx 15 miles. Manchester approx 35 miles.**

**Guide Price £535,000**





## 4 CALDER VIEW COURT

## SHELF

A stylish, spacious detached fully furnished family home enjoying accommodation over 3 floors and benefiting from good sized gardens and superb views.

Comprising, entrance hall, study, W.C, lounge area, dining area, kitchen, snug, 6 bedrooms, 4 en suites and house bathroom. Ample parking, double garage with utility area and gardens.

**Leeds approx 16 miles. Manchester approx 36 miles. Bradford approx 6 miles.**

**Asking Price £525,000**



## SOMERSBY HOUSE

## TRIMMINGHAM

A substantial detached family home situated within a convenient and sought after location, the property benefits from private grounds, and accommodation over 4 floors.

Briefly comprising, hallways, 2 reception rooms, snug, breakfast room, kitchen, W.C, cellars, 7 bedrooms, house bathroom and shower room. Parking, coach house/garage, gardens, woodland and views.

**Leeds approx 18 miles. Manchester approx 33 miles. Bradford approx 10 miles.**

**Guide Price £500,000**





## OLD HALL BARN

## TODMORDEN

A superb barn conversion set within a rural location benefiting from approximately 5 acres and far reaching views.

Briefly comprising, dining hall, lounge, study, kitchen, utility, conservatory, shower room, four bedrooms, bathroom and an attic room with the potential for many different uses. Parking, gardens, land, views and stables.

**Rail network accessing Leeds, Bradford and Manchester nearby.**

**Guide Price £499,950**



## CHERRY TREE FARM

## BRADSHAW

A deceptively spacious detached family home situated within a sought after location benefiting from good sized gardens and far reaching rural views.

Comprising, entrance hall, 2 reception rooms, conservatory, dining kitchen, utility room, W.C, galleried landing/ sitting area, 4 double bedrooms, 2 en suites and house bathroom. Ample parking, double garage and gardens.

**Leeds approx. 20 miles. Manchester approx. 37 miles. Bradford approx miles.**

**Offers Around £495,000**







## FIRTH HOUSE BARN

## KRUMLIN

A spacious semi detached barn conversion situated within a delightful rural location benefiting from approximately 3 acres and far reaching rural views.

Briefly comprising, 3 reception rooms, W.C, breakfast/sitting area, kitchen, W.C, utility, store/tack room, 4 double bedrooms, en suite, bathroom and workshop. Ample parking, stables, gardens and land.

**Leeds approx 20 miles. Manchester approx 25 miles.**

**Guide Price £495,000**



## 2 STONY LANE

## RIPPONDEN

A spacious detached family home set over 3 floors enjoying delightful gardens and situated within a premier location.

Comprising, entrance halls, lounge/dining room, kitchen, utility, conservatory, W.C, 5 bedrooms, shower room and house bathroom. Parking and gardens.

**Leeds approx 25 miles. Manchester approx 25 miles.**

**Guide Price £495,000**



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# Bryn's Commute



## “What impact will the Tour de France have on Yorkshire?”

This is the question I put to keen road-cyclist Bryn Bevan, proprietor of b.hair, Halifax. He told me that the most immediate benefit, from his point of view, has already taken shape along the Route; namely that hundreds of pot-holes have been filled in and badly neglected roads, (which have suddenly become the centre of attention) have been made good or resurfaced. Of course, the biggest impact from the investment poured into Yorkshire and Calderdale for The Grand Départ, will be the legacy it brings in the form of tourism, especially to the lesser well known areas of our beautiful County.

Bryn was born in Darlington but moved to Harrogate, where he worked for Saks Hair before taking over the Saks franchise in Halifax and subsequently purchasing the salon approximately two years

ago. Although Bryn cycles for fun and fitness, he is a “fair weather” cyclist when it comes to pedalling the hour and a half route from his home in Harrogate to the salon in Halifax, preferring to avoid the dark, cold and often wet days of a Yorkshire winter.

When Bryn decides the time is right to take the slow ride to work, the biggest challenge he faces is negotiating Bradford and the various hazards a busy city centre presents. As motorists we often berate cyclists for their perceived ‘erratic’ behaviour. But usually their unpredictability is not intended and is born out of necessary self-preservation, having to frequently avoid traffic stopping, pulling out abruptly or turning without indicating, car doors opening without warning and pedestrians stepping off curbs.

One of the favourite parts of

Bryn's journey (where he can leave the slow and dangerous grind through Bradford behind) is the fast descent between Stone Chair roundabout at Shelf and the traffic lights at Stump Cross, where he can relax a little and let gravity do its work. As for the best scenery on his way, Bryn loves the area between Almscliffe Crag at North Rigton, with its wonderful open views and Poole in Wharfedale, where the Castley Viaduct gives Bryn the opportunity to marvel at our Victorian predecessors' feats of engineering.

Coming across nature at its very best is one of the things Bryn loves about cycling, whether it's beautiful scenery, hearing melodic bird song or passing wild animals up close. Once, during a visit to Studley Royal deer park in North Yorkshire, Bryn encountered a herd of wild

deer and, even though they are not known to be aggressive animals, he was very cautious around them; he didn't want the stag, with its impressive antlers, to think Bryn was a threat to him or his harem!

Away from the roads of Yorkshire, Bryn enjoys cycling holidays abroad, especially Mallorca out of the summer season, when he can really enjoy the peace and tranquillity that the north of the Island brings.

When The Grand Départ arrives in West Yorkshire, Bryn will be a keen spectator watching the sprint finish in Harrogate, which takes place on Saturday 5th July, and the route along the A59 at Blubberhouses on Sunday 6th July.

Jan Hodgson

# nail

the nail lounge



# beauty

the beauty lounge



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**September 13th**

BAVARIAN NIGHT with  
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**October 25th**

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## 2 BOULDERCLOUGH CHAPEL

## LUDDENDENFOOT

An impressive semi-detached chapel conversion enjoying spacious accommodation situated in a rural location with extensive views.

Briefly comprising, porch, cloakroom, 4 reception rooms, kitchen, dining area, 4 bedrooms and dressing room. Private parking, tiered lawns and decked gardens.

**Leeds approx 25 miles. Manchester approx 25 miles.**

**Guide Price £495,000**



## MARLBOROUGH HOUSE

## DENHOLME

A well-proportioned detached family home enjoying extensive rural views.

Briefly comprising, lounge, dining room, games room with bar area and cloakroom, kitchen, cellars, 4 bedrooms - one with study area, and one with dressing room and en suite, house bathroom. Driveway, lawned, gravelled and decked garden.

**Leeds approx 22 miles. Manchester approx 39 miles. Bradford approx 7 miles.**

**Guide Price £495,000**





## NORTH LONGLANDS

## LIGHTCLIFFE

A spacious, semi-detached property extended and refurbished to a high standard by the current vendors. Built in 1904 for Emma Watkinson, the daughter of the Cannon of Lightcliffe. The property is located within a small, exclusive cul-de-sac on the outskirts of Lightcliffe. Briefly comprising, hallway, 2 reception rooms, kitchen, W.C, snug/study, cellars, 4 bedrooms, 2 en suites, games room and house bathroom. Gated parking, gardens and woodland.

**Leeds approx 12 miles. Manchester approx 35 miles.**

**Offers in the Region Of £489,000**



## BRANKSOME

## WILLOWFIELD ROAD

Branksome is a well presented, substantial family home enjoying landscaped lawned gardens.

Comprising, entrance hall, cloakroom/WC, living room, dining/sitting room, conservatory, kitchen, utility room, landing, 4 bedrooms, en-suite shower room and house bathroom. Drive, parking, integral double garage, lawn and patio gardens.

**Leeds approx 25 miles. Manchester approx 30 miles.**

**Guide Price £485,000**





### THE PADDOCK

### WARLEY

A deceptively spacious detached family home benefiting from flexible living space and far reaching views.

Comprising, hallways, 2 reception rooms, kitchen, W.C, study, games room, utility room, store, 4 double bedrooms, en suite, shower room and house bathroom. Ample parking and gardens.

**Manchester Airport approx 40 miles. Leeds Bradford Airport approx 19 miles.**

**Guide Price £479,950**



### ST PAUL'S HOUSE

### DENHOLMEGATE ROAD

Formerly the Denholme Vicarage now an impressive family home, set within private grounds of approx 0.8 of an acre.

Comprising, entrance hall, W.C, 3 reception rooms, conservatory, kitchen, utility, store room, 4 bedrooms and house bathroom. Parking, garage and gardens.

**Leeds approx 22 miles. Manchester approx 39 miles. Bradford approx 7 miles.**

**Guide Price £475,000**



### 2 FERN BANK

### HALIFAX

A stylish fully refurbished semi detached Victorian residence enjoying spacious accommodation set over 4 floors, situated within a convenient residential location.

Briefly comprising, entrance hall, 2 reception rooms, kitchen, W.C, games room, utility, 6 double bedrooms, 2 en suites and house bathroom. Gated parking, double garage and gardens.

**Leeds approx 25 miles. Manchester approx 30 miles.**

**Guide Price £475,000**



### 2-4 UPPER MARSH LANE

### OXENHOPE

A five bedroom detached property, standing in a rural location with gardens and land extending to approximately 3 acres. The property sits on the outskirts of Howarth, and boasts far reaching views over the Pennine hills.

Briefly comprising, kitchen with Aga, 2 reception rooms, 5 bedrooms, family bathroom, tandem garage, gardens, outbuildings, land.

**Leeds approx 24 miles. Manchester approx 36 miles.**

**Asking Price £465,000**





### FAIRWAY

A detached family home with ample living accommodation, situated within a premier cul-de-sac location.

Briefly comprising, entrance hall, 3 reception rooms, kitchen, utility, W.C, 4 bedrooms and house bathroom. Parking and gardens.

**Leeds approx 15 miles. Manchester approx 35 miles.**

**Asking Price £450,000**

### LIGHTCLIFFE



### 12 CLOSE HEAD FARM

A detached family home benefiting from a stone built Grade II Listed barn and approximately 2.8 acres of land.

Briefly comprising, entrance vestibule, 2 reception rooms, conservatory, snug, kitchen, cellar, 4 bedrooms, bathroom and attic room/studio. Parking, barn, land, gardens and rural views.

**Leeds approx 14 miles. Bradford approx 5 miles.**

**Asking Price £450,000**

### THORNTON



### ROSE CROFT

A rare opportunity has arisen to acquire a substantial detached bungalow within a premier location, enjoying views over Savile Park Moor.

Comprising - front entrance hall, lounge, sitting room, sun room, kitchen, utility room, 4 bedrooms, en-suite bathroom, shower room. Good sized manicured lawned gardens, patio, garage and ample car parking. Excellent for local amenities and good local schools.

**Leeds approx 15 miles. Manchester approx 30 miles.**

**Offers Over £449,950**

### SAVILE PARK



### 3 STONECROFT FOLD

A spacious, well presented detached family home benefiting from rural views and a 1 acre paddock.

Briefly comprising, entrance hall, W.C, living kitchen, lounge, 5 double bedrooms, en suite and bathroom. Parking, double garage, gardens and land.

**Leeds approx 20 miles. Manchester approx 29 miles. Halifax approx 4 miles. Hebden Bridge approx 4 miles.**

**Guide Price £445,000**

### LUDDENDENFOOT



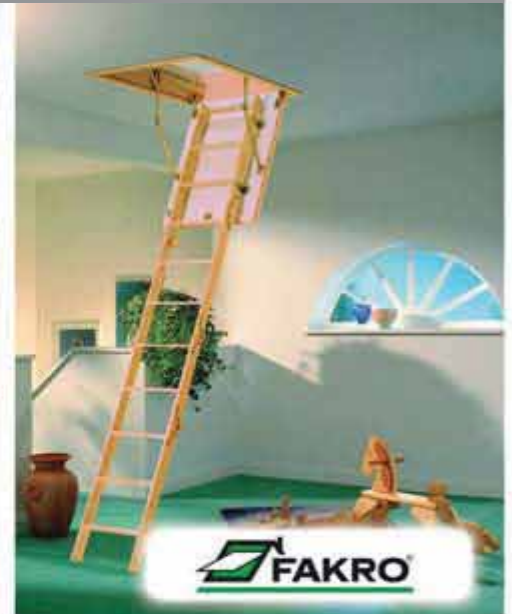
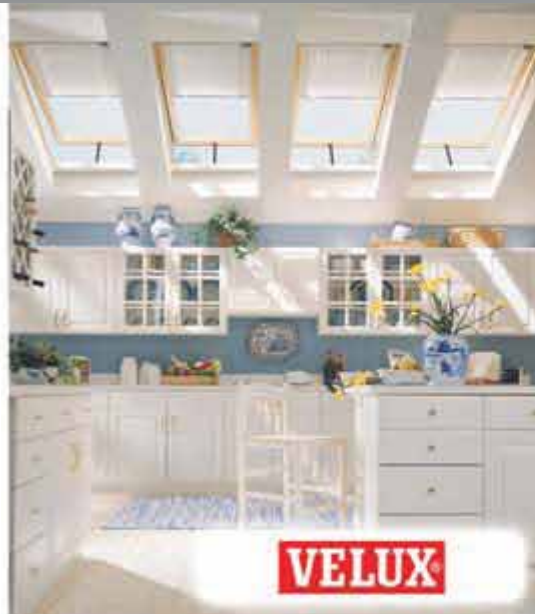
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## 42 BROOMFIELD AVENUE

## SAVILE PARK

A substantial detached family home situated within the premier location of Savile Park.

Comprising, entrance hall, cloakroom, 2 reception rooms, sun room, study, kitchen, utility, 5 bedrooms, 2 en suites and bathroom. Parking, double garage and gardens.

**Leeds approx 15 miles. Manchester approx 30 miles.**

**Guide Price £435,000**



## HIGH GABLES

## SHIBDEN

A beautifully positioned and appointed 5 bedroom detached family residence within the heart of the Shibden Valley and affording spacious living accommodation.

Briefly comprising, entrance porch, hallway, breakfast kitchen, dining room, lounge, WC, study, 5 bedrooms, en suite, family bathroom. Gardens, patio, double garage.

**Leeds approx 15 miles. Manchester approx 30 miles.**

**Guide Price £435,000**



## FIRTH COTTAGE

## BARKISLAND

A deceptively spacious detached property situated within an idyllic location benefiting from approximately 3/4 acre gardens and far reaching rural views.

Comprising, entrance porch, dining kitchen, utility, W.C, 2 reception rooms, 4 double bedrooms, en suite and house bathroom. Parking, gardens, views and approximately 1 acre paddock by separate negotiation.

**Leeds approx 20 miles. Manchester approx 25 miles.**

**Guide Price £435,000**



## IVORY BARN

## SOWERBY

An immaculately presented barn conversion affording spacious living accommodation and benefiting from far reaching views across the valley.

Briefly comprising, entrance hall, lounge, dining kitchen, dining room/snug, utility room, cloakroom, 5 bedrooms. Lawned gardens to front and rear, large patio area to the side of the property.

**Leeds approx 25 miles. Manchester approx 25 miles.**

**Offers Over £435,000**





### SALTERLEE COURT

### SHIBDEN

A detached spacious family home situated within an idyllic, private hamlet location.

Briefly comprising, entrance hall, 2 reception rooms, kitchen, utility, W.C, 4 bedrooms, snug, house bathroom and store room. Parking, double garage, gardens and views.

**Leeds approx 15 miles. Manchester approx 35 miles.**

**Offers Over £399,950**

### PADDOCK VIEW

### STAINLAND

A spacious, well presented detached family home enjoying far reaching views and situated within a private location in the heart of the Stainland Village.

Briefly comprises, entrance hall, 2 reception rooms, dining kitchen, utility, W.C, 5 bedrooms, en suite and house bathroom. Parking, garage, gardens and views.

**Leeds approx 20 miles. Manchester approx 27 miles.**

**Guide Price £399,950**



### SAVILE COTTAGE

### HOLYWELL GREEN

A delightful detached period property situated within a sought after location with rural views.

Comprising, porch, entrance hall, WC, snug, lounge, study, breakfast kitchen, utility, 4 bedrooms, en suite and house bathroom. Parking, paved and lawned gardens.

**Leeds approx 20 miles. Manchester approx 30 miles.**

**Guide Price £395,000**

### 74 MAIN STREET

### STANBURY

An exceptional Grade II listed, semi-detached period property offering, well maintained accommodation with far reaching rural views.

Comprising, dining room, sitting room, kitchen / breakfast room, lounge, WC, 4 bedrooms, en-suite shower room and house bathroom. Externally, lawned and patio gardens, private drive and detached double garage.

**Leeds approx. 30 miles. Haworth approx. 1.6 miles**

**Offers Around £395,000**





### MARSH CROFT

A spacious stone built detached family home enjoying extensive far reaching views situated within a sought after village location.

Briefly comprising, entrance hall, 3 reception rooms, kitchen, utility, W.C, 4 bedrooms, en suite and house bathroom. Parking, garden/croft and planning permission for a double garage.

**Leeds approx 24 miles. Manchester approx 36 miles. Bradford approx 10 miles. Halifax approx 8.5 miles.**

**Offers Around £395,000**

### OXENHOPE

A spacious stone built detached family home enjoying extensive far reaching views situated within a sought after village location.

Briefly comprising, entrance hall, 3 reception rooms, kitchen, utility, W.C, 4 bedrooms, en suite and house bathroom. Parking, garden/croft and planning permission for a double garage.

**Leeds approx 24 miles. Manchester approx 36 miles. Bradford approx 10 miles. Halifax approx 8.5 miles.**

**Offers Around £395,000**

### FLINTS HALL FARM

A semi-detached farm house situated in a rural location enjoying extensive far reaching views. The property requires modernisation throughout and benefits from approximately 10.5 acres of land and a good sized agricultural building.

Briefly comprising, hall, utility, dining kitchen, lounge, dining area, 4 bedrooms, bathroom and store room. Ample parking and garden.

**Leeds approx 23 miles. Manchester approx 25 miles.**

**Offers Around £395,000**

### RIPPONDEN



### WOODHURST

An immaculately presented architect designed detached home, with spacious accommodation and beautifully kept private gardens just a few minutes drive from Brighouse.

Briefly comprising, entrance vestibule, open plan dining and kitchen, lounge, snug, 3 bedrooms, house bathroom, 2 en suite bathrooms, double garage.

**Leeds approx 15 miles. Manchester approx 35 miles.**

**Guide Price £395,000**

### BRIGHOUSE

An immaculately presented architect designed detached home, with spacious accommodation and beautifully kept private gardens just a few minutes drive from Brighouse.

Briefly comprising, entrance vestibule, open plan dining and kitchen, lounge, snug, 3 bedrooms, house bathroom, 2 en suite bathrooms, double garage.

**Leeds approx 15 miles. Manchester approx 35 miles.**

**Guide Price £395,000**

### THE BEECHES

The Beeches is a 5 bedroomed detached dorma bungalow offering flexible living accommodation set within a generous plot in a sought after location.

Comprising, lounge, dining kitchen, utility, dining room, sitting room/bedroom five, 4 further bedrooms, en suite shower room and house bathroom. Private lawned gardens with elevated patio and parking and lawed gardens to the front.

**Leeds approx 15 miles. Manchester approx 30 miles.**

**Offers Around £375,000**

### BRIGHOUSE



Halifax

London

Ripponden





### 1 EAST LONGLEY

### NORLAND

A beautiful light and airy country cottage boasting open views, spacious accommodation and original features, situated in the highly desirable location of Norland, convenient for the local primary school and pub.

Briefly comprising, entrance hall, WC, dining kitchen, lounge, dining room, 3 bedrooms, family bathroom, separate WC. Parking, terraced rockery, flower borders.

**Leeds approx 25 miles. Manchester approx 30 miles.**

**Asking Price £369,000**



### WITHINS GAP COTTAGE

### WAINSTALLS

A spacious semi detached barn conversion situated within a rural location benefiting from approximately 4.5 acres and extensive far reaching views.

Comprising, entrance porch, dining kitchen, utility, W.C, 2 reception rooms, 4 bedrooms, en suite and house bathroom. Parking, gardens, views, land and stables.

**Leeds approx 20 miles. Manchester approx 30 miles.**

**Guide Price £350,000**



### 3 THE CROFT

### SWALES MOOR ROAD

A delightful, well presented, deceptively spacious semi detached cottage benefiting from good sized gardens.

Comprising, entrance vestibule, 3 reception rooms, utility, dining kitchen, W.C, 4 bedrooms, study, en suite and house bathroom. Parking, two double garages, gardens and views.

**Leeds approx 17 miles. Manchester approx 35 miles. Bradford approx 7 miles.**

**Offers Over £350,000**

### LOCK KEEPERS COTTAGE

### COOPER BRIDGE

A delightful detached and deceptively spacious, Grade II Listed former Lock Keepers Cottage fully renovated to a high specification enjoying views across the canal locks and River Calder.

Briefly comprising of entrance hall, dining kitchen, utility, W.C, snug leading into garden, main lounge, large open landing, 4 double bedrooms, en-suite and 4 piece house bathroom. Including enclosed gardens and parking.

**Leeds approx 15 miles. Manchester approx 32 miles.**

**Offers In Excess Of £350,000**



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## Why use Angela Viney Conveyancing Services?

Established in 1988, Angela Viney Conveyancing Services specialise in property transactions and have assembled a team of qualified specialist property lawyers who have taken the practice to the forefront of residential and commercial Conveyancing. Who better to trust when dealing with what is probably your most valuable asset. Our reputation speaks for itself in that most of our clients are recommended by other satisfied clients.

Buying and selling your home is of extreme importance, a huge investment, and you need to be confident that your appointed conveyancer will do all in their power to ensure your interests are looked after.

We offer a high quality service which is proactive and competitively priced. The team have many years' experience and knowledge which helps to ensure transactions proceed as smoothly and quickly as possible. We have expertise in dealing with all types of land and property.

We are here to provide you with expert advice and support to make sure that you are relieved of the pressures involved in the moving process, always aiming to meet individual timescales and requirements. Once you have decided to sell your property or you have found somewhere to buy, leave it to us to take care of all the legal requirements. We aim to complete the process speedily and efficiently, keeping you fully informed of progress throughout.

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We will communicate with you in a way that meets your individual requirements and use language you understand.

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- **Online case tracking as well as SMS & Email updates.**

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### RIDGEMOUNT

### HALIFAX

Standing in a prominent and sought after location, Ridgemount comprises a substantial family residence with well-manicured gardens, parking and attached double garage. Enjoying fabulous far reaching views across to Norland, Sowerby and Saddleworth Moor. Briefly comprising, entrance hall, dining area, kitchen with breakfast nook, lounge, sun room, cellars, 3 bedrooms, en suite, family bathroom, parking, double garage and gardens.

**Leeds approx 25 miles. Manchester approx 30 miles.**

**Guide Price £350,000**

### IVY HOUSE

### BARKISLAND

A detached cottage with flexible living accommodation situated within a rural location enjoying extensive views across the surrounding countryside.

Briefly comprising, kitchen with sitting area, lounge, 2 W.C's, cellar, 3 bedrooms, 2 dressing rooms and house bathroom. Parking, garage and gardens.

**Leeds approx 20 miles. Manchester approx 25 miles.**

**Offers Around £345,000**



### 3 CARTER LANE

### QUEENSBURY

A deceptively spacious detached property enjoying private grounds and situated within a sought after semi rural location on the outskirts of Queensbury in a small hamlet.

Briefly comprising, entrance hall, W.C, kitchen, breakfast room, lounge, dining room, utility, 4 bedrooms, shower room and bathroom. Parking, gardens and single garage.

**Leeds approx 18 miles. Manchester approx 37 miles. Bradford approx 6 miles.**

**Guide Price £315,000**

### FAR FLAT HEAD COTTAGE

### SOYLAND

A delightful end terrace property, situated within a rural location in the popular village of Soyland.

Briefly comprising, kitchen, utility, dining area, 2 reception rooms, 3 bedrooms, en suite, family bathroom and box room. Also benefiting from views over the surrounding countryside, gardens and car parking.

**Ripponden Village approx 0.7 miles. Leeds approx 25 miles. Manchester approx 25 miles.**

**Asking Price £299,950**





### 34 MARTIN GREEN LANE

### GREETLAND

A superb semi detached property set over four floors with a contemporary style throughout, situated within a desirable village and benefiting from extensive views.

Briefly comprising, open plan living, WC, 4 bedrooms, study, family bathroom, walk-in wardrobe and en-suite shower room. Parking, garage, decked area and patio garden.

**Leeds approx 20 miles. Manchester approx 30 miles.**

**Guide Price £299,950**

### GREYSTONES

### DENHOLME

A delightful semi-detached property set in a semi-rural location enjoying countryside views.

Briefly comprising, kitchen, 3 reception rooms, 3 bedrooms and family bathroom. Garden, ample parking and garage with utility area and WC.

**Leeds approx 22 miles. Manchester approx 39 miles. Bradford approx 7 miles.**

**Guide Price £269,950**



### 8 JACKSON MEADOWS

### BARKISLAND

A detached 3 bedroom property with no upward chain, requiring some modernisation, located within the popular village of Barkisland.

Briefly comprising, entrance hall, 3 reception rooms, kitchen with pantry, WC, 3 bedrooms, ensuite and bathroom. Detached garage and surrounding gardens with rural views.

**Leeds approx 20 miles. Manchester approx 25 miles.**

**Asking Price £269,950**

### 2 WOOD LANE

### HIPPERHOLME

A beautiful detached property, with spacious living accommodation and bedrooms, which are on the lower ground floor. Private south facing garden to the front with extensive views. Two single integral garages and additional parking for one vehicle. Located in the heart of Hipperholme and easy access to the motorway network.

Briefly comprising, entrance hallway, house bathroom, kitchen, study, 3 reception rooms, 2 bedrooms.

**Leeds approx 15 miles. Manchester approx 35 miles.**

**Guide Price £250,000**





### 5 KEBROYD HALL

### KEBROYD

A superb Grade II Listed property being part of the Historical Kebroyd Hall.

Comprising, lounge, dining kitchen, landing/ sitting area, master bedroom suite with dressing room and en suite, 2 further bedrooms and house bathroom. Double garage, patio and woodland gardens.

**Leeds approx 25 miles. Manchester approx 25 miles.**

**Offers Over £249,999**



### 13 WESTFIELD

### HIPPERHOLME

A spacious Victorian terraced property enjoying accommodation over 3 floors, situated within a sought after and convenient location.

Briefly comprising, entrance hall, kitchen, utility room, 2 reception rooms, cellars, 4 bedrooms, bathroom and en suite. Garden.

**Leeds approx 15 miles. Manchester approx 35 miles.**

**Guide Price £249,950**



### 3 PROSPECT WAY

### BAILIFF BRIDGE

An immaculately presented detached family home situated within a sought after and convenient residential location.

Briefly comprising, entrance hall, W.C, 2 reception rooms, kitchen, 4 bedrooms, en suite and house bathroom. Parking, single garage, gardens and distant views.

**Leeds approx 15 miles. Manchester approx 35 miles.**

**Guide Price £249,950**



### BANK HOUSE FARM

### NORLAND

A delightful period property dating back to 1617 situated within a sought after semi rural location.

Comprising, entrance vestibule, lounge, dining room, kitchen, utility, 4 bedrooms and house bathroom. Parking, 1/4 acre of land and gardens.

**Leeds approx 25 miles. Manchester approx 30 miles.**

**Guide Price £240,000**





### 11 OATS ROYD MILL

### LUDDENDEN

A superb two bedroom property situated within the prestigious conversion of the Oates Royd Mill, a former Victorian textile mill. Briefly comprising, hallway, open plan sitting, dining and kitchen area, utility, two double bedrooms, en suite, dressing room and bathroom. Double garage, balcony, rural views and communal gardens. Leeds approx 25 miles. Manchester approx 30 miles.

**Guide Price £230,000**



### FLAT 2 STONELEIGH HOUSE

### EDGERTON

A spacious ground floor apartment situated within a magnificent Grade II listed manor house enjoying accommodation over 2 floors. Briefly comprising, kitchen, utility, 2 reception rooms, 2 bedrooms, shower room and en suite. Huddersfield approx 1.7 miles, Leeds approx 20 miles, Manchester approx 28 miles

**Guide Price £199,999**



### SQUIRREL LODGE

### WARLEY

A delightful, well presented detached property enjoying extensive views and situated within a sought after and convenient location. Briefly comprising, entrance vestibule, lounge, kitchen, 2 double bedrooms and bathroom. Parking and paved garden. Leeds approx 18 miles. Manchester approx 26 miles.

**Offers Over £195,000**



### 22 CLARE HALL APARTMENTS

### HALIFAX

An immaculately presented penthouse duplex two bedroom apartment situated within a fine Grade II listed Victorian building. Located within walking distance of the Halifax General Hospital, the main Lloyds Banking Group office, the centre of Halifax and the railway station. Comprising, open plan kitchen, dining area and lounge. 2 double bedrooms, en suite, house bathroom, loft storage. 1 car parking space. Leeds approx 25 miles. Manchester approx 25 miles.

**Guide Price £154,950**

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