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Welcome to the Summer/Autumn edition of A Different View magazine

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An exclusive Halifax Development





Thornton Park Farm

Soyland

guide price **£1,350,000**

“Approximately
20 acres of
land”

A rare opportunity has arisen to purchase an estate including residential and ancillary buildings, along with approximately 20 acres of adjoining grazing land, which have remained in family ownership for over 55 years.

Briefly comprising: 3-bedroom modernised cottage, 4 bed barn conversion, numerous outbuildings

which over the years have an established commercial use. Potential exists to create a single dwelling or retain separation of the residential properties, providing accommodation for extended family or offering the opportunity to generate rental income.

Additional income of circa £12,000 per annum is generated from the

wind turbine lease agreement. An ideal opportunity for a family requiring a substantial rural estate situated within one of Calderdale's premier locations of Soyland.

Convenient for access to the M62 motorway network accessing the regional business centres of Leeds and Manchester. The nearby centre of Ripponden benefits from a

selection of established restaurants and bars, health centre, pharmacy, library and independent shops.

Thornton Park Farm is accessed via a private gravel drive, opening out into a generous hardstanding and parking area accessing two substantial agricultural outbuildings, incorporating 3 store rooms, WC and a first-floor office.

Enjoying panoramic countryside views and landscaped lawn gardens to the front and rear of the main house and cottage.

'The Retreat' is a 2-bedroomed luxury mobile home approximately 40 X 20ft, currently used as a granny annexe. 'The Retreat' can be purchased by separate negotiation, price available upon request. An additional 6.9 acres of adjoining grazing land is also available by separate negotiation.

Ripponden Office
01422 823777





High Bentley Manor

High Bentley, Halifax

guide price **£1,195,000**

High Bentley Manor is a magnificent Grade I Listed detached residence with parts dating back to the Late Medieval Period, boasting a wealth of original architectural features and set within extensive mature landscaped grounds totalling approximately 2 acres.

Briefly comprising- Great hall with galleried landing, lounge, dining

kitchen, snug, study, billiard room, cloakroom, cellar, five double bedrooms and three bathrooms.

Standing within well maintained, mature well stocked grounds incorporating defined lawn areas, large patio, feature well and feature lamp post lighting. Electric gates access a cobbled drive providing ample parking. A courtyard and

“ Magnificent Grade I Listed detached residence ”

separate driveway are located to the rear of the property allowing further parking and accessing the triple garage having up and over electronic doors, store rooms and generous overlying workshop/store having water and power.

The magnificent and characterful Great Hall is the focal point of this unique property, open to the eaves,



having exposed purlins and rafters and contrasting timber on the galleried landing balustrade and spindles. Stunning exposed stone fireplace and hearth having recessed log burning cast iron stove, impressive medieval style traditional cartwheel central light. Oak panelling and mullion windows to two elevations.

The spacious dining kitchen benefits from an extensive range of solid Oak bespoke base, drawer and eye level units incorporating dressers and glazed display units. Stone fireplace incorporating a gas fired Aga with tiled inset. Integrated Bosch dishwasher and fridge. Double Belfast sink unit with mixer tap. Stone flagged floor. Exposed timbers. Mullion windows overlook the garden. Door to cellar.

High Bentley Manor is listed Grade I. This grading is allocated to only the most architecturally distinguished and historically important buildings in the country: of all listed buildings, only approximately one percent are Grade I.

This house is of significant importance as it is the only complete Yorkshire aisled hall which retains both its service and solar wings in timber framing.



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Ben Waites AssocRICS
Director

To say the last 12 months has been eventful is an understatement...

With successive local, region, UK and worldwide events affecting everything from the value of the pound to the political landscape, the West Yorkshire property market has remained resilient, but what's in store for the next 6 months?

halted and swaths of distressed sales seems to be cast to memory, the cranes are back and so are the inner-city developments.

With the growth in high skilled industries including support and IT services concentrated in the region's business centres the demand for quality housing, with good road and

are enjoying a period of increasing property values, spurred on by these younger buyers moving in. This has led to a resurgence in new business start-ups to satisfy the increasing demand for local products and services.

Traditional period properties finished to a high specification, small scale

The ever changing property market

An insight into what the future may hold for our ever popular county

With the snap election over and Brexit negotiations starting, the West Yorkshire housing market seems well placed to weather the storm.

The Northern powerhouse seems to be gathering momentum and the region looks set to benefit. Both Leeds and Manchester have seen significant investment in infrastructure projects and regeneration. Even the financial crisis in late 2000's that saw city centre apartment developments

halts links is increasing. As young professionals become middle aged professionals with growing families their focus changes from city centre crash pads to semi-rural and rural homes.

Villages that boast good commuter links, access to schooling and a range of local amenities including pubs and restaurants are top of these purchasers hit lists. As a result villages such as Ripponden, Denby Dale and Baildon to name a few

developments of bespoke new build, rural homes with stabling and single development plots for those looking to take on a self-build all remain high on the list of aspirations for prospective purchasers.

Continued improvement in the local infrastructure over the short, middle and long term will hopefully ensure the continued strength of the local property market throughout the remainder of 2017 and into 2018.



Heathfield, Littleborough guide price **£1,150,000**

Heathfield is an immaculately presented detached family residence, set within approximately 2 acres of private formal gardens and located within easy reach of the national rail network.

Briefly comprising; entrance hall, 4 reception rooms, kitchen, utility, WC, 5 double bedrooms, 3 bathrooms and cellar. Externally, electric gates,

private drive with turning circle, garaging, manicured gardens and leisure suite.

Conveniently positioned for local amenities provided by Littleborough and the idyllic countryside villages of Hebden Bridge and Ripponden.

There are direct links to Manchester and Leeds provided by Littleborough

“Immaculately
presented
detached family
residence ”

Train Station and easy access to the M62.

Electric gates lead to a sweeping driveway and turning circle and provide access to a garage with double timber doors and a carport for two vehicles. Landscaped, manicured grounds to the front of the property extending to approximately 2 acres surrounded by mature trees, hedging



and flower beds. The grounds also include a barbecue and seating area, water feature and enjoy rural views. The rear of the property includes stone flags which extend around the property and are in addition to a cobbled seating area.

The property benefits from a detached leisure suite set within the grounds comprising of a hot tub, sauna, shower, WC and seating area including a 'Coalbrookdale' stove. French doors lead out onto the grounds. Tiled floor. The leisure suite benefits from under floor heating throughout.

A bespoke, handmade kitchen benefiting from a range of base, drawer and eye level units incorporating granite work surfaces, a co-ordinating island with integrated chopping board, display shelving, a spacious bespoke handmade larder and a double Belfast sink. The integrated appliances include a 'Sub Zero' wine cooler, 'Sub Zero' fridge freezer, dishwasher, dustbin and 'Brittania' 6 ring gas range cooker set within the island with an 'Elica' overhead extractor. The kitchen also benefits from Yorkshire Stone flooring, sash windows, two vertical radiators and original ceiling coving. The utility includes plumbing for a washing machine, venting for a dryer and ample storage. The cloakroom includes a 2-piece suite including WC and wash basin. Open plan access through to the orangery which is built from solid oak and steel with a lifetime guarantee and Yorkshire Stone flooring. Heathfield has been designed to an extremely high specification yet still retains a wealth of original features and character including oak sash windows throughout the property.

Ripponden Office
01422 823777





A Great Education is far more than a set of grades

The problem with education in our country nowadays is that we only ever judge things by statistical outcomes. We have a generation of children passing through the system who no longer have a name or face but are instead a statistic in an ever growing and massively flawed centrally run spreadsheet. Now I am not saying pupils should not achieve their best. They should.

Neither am I saying that we should not prioritise academic achievement. We should, but this should be judged in context against a child's potential. Not everyone can aspire to a top grade in every subject but this does not mean that an achievement is not outstanding relative to ability.

A great education will consider what is going into the pupils it serves as much as it considers the outcomes.



Alastair Gloag
Headmaster

How many parents would take their children to a fast food restaurant every day without questioning whether or not this might be the most balanced diet with the best health outcomes? I doubt many, yet do we look at education in the same way?

W B Yeats once said that education is not 'filling a pail' but 'lighting a fire', and he is right. A great school remembers that every child in a

school is made of flesh, blood and bones. Each one has their own character and view on their existence. Each one has feelings and each one is being entrusted to the care of a school on their journey to adulthood. Education is 'lighting a fire'. It can be anarchic and unpredictable as a result because children can be anarchic and unpredictable, but rigid specifications and relentless target setting cannot account for this.

A year or so ago a couple of Year 10 boys told me that they would like to enter a competition where they had to design and race a Formula One racing car and would I, as Headmaster, support them. They have just raced their car at Silverstone in the National Finals of the Formula 1 in Schools competition. On another occasion last year a colleague came to speak with me to say that he believed that we could design, build and successfully launch a space craft from our playing fields with a little bit of funding. Rishworth pupils went on to launch the first BBC Microbit into near space and, with 99% of the atmosphere under the craft at its highest point, our space module became the 91st highest object of its kind in history. The next launch is being planned.

Education is about people and a great education nurtures an interest in learning that turns into a life-long love of learning. What the pupils



behind the F1 and space launch have in common is their innate interest in finding things out and doing them 'just because' and this is the right sort of outcome to assess.

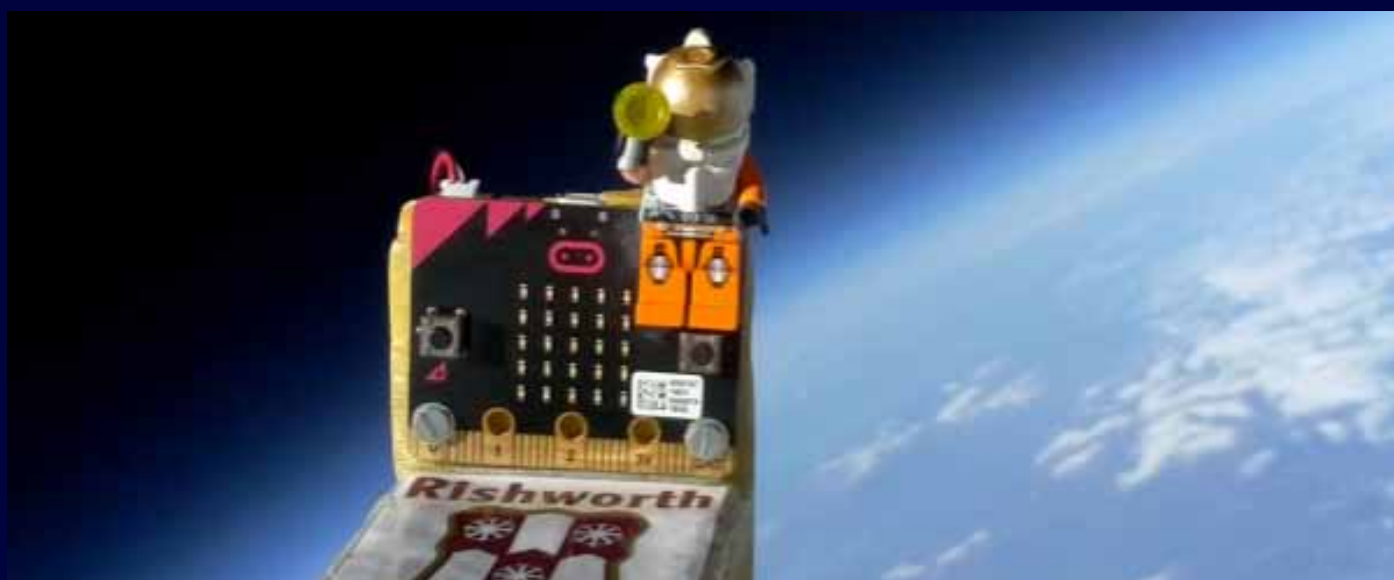
A great school is one that creates an atmosphere that allows and

Education is not 'filling a pail' but 'lighting a fire'

encourages this to happen. It will encourage children to develop an attitude to learning that Aristotle simply describes as 'the hospitality of the mind': where ideas are genuinely embraced and considered before being absorbed, refined or

rejected. 'Hospitality'! A great word! It conjures an image of warmth and welcome, where ideas are treated in a special way and where their stay will be cherished. We may not accept everything that comes along, but ... and this is the exciting bit: thinkers who think ask the big questions. They want to know how and why, and when these questions are being asked, it is impossible to say where that thinking may lead.

Alastair Gloag has been the Headmaster of Rishworth School and Heathfield since September 2012. Pupil achievement is outstanding and alongside its vigorous intellectual curiosity programme, the school specialises in Music and Sport and is the home of the elite Ford Rugby Academy.



OUR ACHIEVEMENTS ARE OUTSTANDING...



2



4



1 The Ford Rugby Academy at Rishworth School aims to allow promising young rugby players the best possible opportunity to develop as a player and possibly even follow in Old Rishworthian, George Ford's footsteps into the world of professional rugby.

2 Space Programme aims to provide opportunities for pupils from across the school to work collaboratively to design, test, launch and retrieve craft that enable them to conduct self-devised experiments in the upper stratosphere.

3 Mathematics is an interactive online programme providing our pupils with a chance to compete with other children globally. It combines rigour and fun in the teaching of Mathematics. A Heathfield class topped the Mathletics world rankings this year, first out of some twenty thousand schools!

4 Music A well-resourced music department, an outstanding team of Visiting Music Teachers and a generous scholarship scheme allow talented Rishworth and Heathfield pupils to excel in their musical studies.

5 F1 Challenge in Schools is a competition which provides an exciting educational experience through the magnetic appeal of Formula One. Competing teams design, construct and race the fastest Formula One car of the Future. Rishworth pupils enjoyed national success at Silverstone.

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Ask the conveyancer...

Darren Becks

Angela Vineys Conveyancing Services

Listed Buildings

What it means to own a Listed property

The listing system came about in 1947, and was put in place to protect buildings which are considered to be of special architectural or historical interest. If a building is listed, permission must be sought from the local planning authority before making any changes that could have an effect on its appearance.

Owning a listed building means you are caring for a piece of our history and heritage and it will be up to you to make sure that the condition

of the property is maintained and preserved for future generations. You will derive pleasure from owning a piece of history, with all its charm, its quirks and its character.

If you own a listed property, you may qualify for grants to help pay for repair work or improvements on the building.

Caring for a Listed Building

If you are buying a listed property, it would be sensible to use specialist surveyors, contractors and find a specialist insurance policy specifically tailored to cover your listed building.

It is possible to obtain grants for the



conservation of your home, so it is a good idea to do some research to find out what help you may be eligible to receive. For more detailed information on grants and other aspects of owning a listed property in England and Wales, visit www.english-heritage.org.uk/

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Lower Small Shaw Farm

Pecket Well, Hebden Bridge

guide price **£1,150,000**

“Grade II Listed,
5-bedroom
family home”

A rare opportunity has arisen to purchase Lower Small Shaw Farm. A superb, Grade II Listed, 5-bedroom family home with parts dating back to 1640. The properties history and period features are complimented by a contemporary barn conversion creating spacious and flexible living accommodation throughout.

Lower Small Shaw Farm is set within

an idyllic, rural location boasting stunning rural views, generous lawned gardens and approximately 5.26 acres of grazing land.

Briefly comprising- 3 reception rooms, farmhouse kitchen, study, boot room, WC, utility/kitchen, 3 shower rooms, house bathroom, 5 bedrooms

Externally- ample off-road parking,

double garage, tractor shed, kennels/piggery, lawned gardens and vegetable plot with potting shed.

The property is set within a superb rural location with picturesque views over the countryside and National Trust area of Hardcastle Craggs. The tourist centre of Hebden Bridge is a short distance away where If you love restaurants, cinema, theatre and

real ale pubs, cosy live music venues, canal towpath walking and walking in stunning Hardcastle Craggs and along the nearby Calderdale Way then Hebden Bridge is the perfect location for you. Rail links to Leeds and Manchester from Hebden Bridge Centre. Access to both Manchester International Airport and Leeds Bradford Airport.

Sweeping driveway leads to the property with lawned formal gardens to either side incorporating a pond and surrounded by hedging and flower beds.

Driveway leads to the cobbled courtyard with ample off-road parking, tractor shed and double garage with power, light and electric up and over doors.


The courtyard additionally benefits from a detached, stone built kennel which was converted from a piggery.

To the rear and the property boasts stunning rural views and an enclosed lawned garden. Steps lead up to a raised stone flagged garden terrace with feature glass panelled wind break.

The garden additionally benefits from 2 hard standing plots ideal for further kennels, piggery or stables.

Track leads down the side of the property and provides access to the 5.26 acres of slightly sloping grazing land.



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Fixtures & Fittings

What comes with the house?



Jenna Bradford
Negotiator

As a naïve first time buyer at the age of 19, I can still recall the excitement when I went to collect my keys from the estate agents on moving day. On entering the terraced property, all seemed well.

The vendors had kindly left blinds in the upstairs bedrooms and a rug in the living room; and though not to our taste, were fine for the time being and we were grateful for them.

Finally, we checked the attic and realised that we had left the best surprise until last. The space was laden with boxes of magazines – on closer inspection they proved to be chess magazines. To a chess lover or magazine collector, these would have been the jewel in the crown, but unfortunately for us they helped to fill an overpriced skip that hadn't been budgeted for.

Safe to say that on the two subsequent property purchases I've undertaken I have done things a little differently by ensuring that there have been no surprises on completion!

In law, a fixture forms part of the land or building and will remain with the property through a change of ownership. Fittings (can be referred to chattels) retain independence and are able to be removed from the property – these would remain the possession of a vendor once the property changes ownership.

Defining what constitutes a fitting can be problematic as it often can involve an element of opinion. Sometimes, the opinions of both the vendor and purchaser (or potential purchaser) can be conflicting.

As a rule of thumb, the more connected to a property (hence the more difficult it is to remove) the greater the chance of the object/s being a fixture. If the item would require specialist help in order to

be removed in the correct way, it is likely that the object is a fixture and should remain with the property when sold. Common fixtures include: radiators, boilers, baths, toilets, sinks, drystone walls.

In contrast, fittings can be removed at the will of the vendor and these can include: pictures, fridges, freezers, cookers and even garden sheds.

will be included in the sale of the property. To avoid any further ambiguity, when an offer is placed by a potential purchaser, it would be useful for the purchaser to state at this stage which items they would expect would be left within the property on completion and which will therefore comprise part of the sale. Once the solicitors share the fixtures and fittings form, there should by this time be few surprises so that the property



Carpets are usually left within the property when sold. If this is not to be the case, it would be advisable for the vendor to advise their estate agent at the instruction stage, so that viewers are made aware that carpets are being removed.

It is always advisable for vendors to set out at market appraisal which fittings

sale can complete with few surprises for either party. It is always prudent to go into any purchase or sale with an open mind and to have an element of flexibility in attitude, to avoid a sale falling through over a trivial matter concerning a fitting. Ultimately the goal is for both parties to be satisfied with the outcome so good communication is key from the outset, through to completion.



Corby

Birkby Road, Huddersfield
guide price **£1,000,000**

Set within approximately 0.9 acres of impressive grounds in a most sought-after location offering enormous potential is this substantial, detached 5-bedroom family home offering possibilities to develop the house and grounds subject to gaining the relevant Planning Permission.

Comprising, Grand entrance hall, lounge, dining room, sitting room,

garden room, dining kitchen, utility room, swimming pool with sitting area, changing room with WC, pool plant room, master bedroom with en suite bathroom and dressing room, four further bedrooms, house bathroom and WC. Attic rooms and store room.

Externally, electric gated access, ample parking, south facing lawned

and patio gardens.

Corby is located close to Lindley which is extremely well placed with links to both Halifax and Huddersfield. The area has excellent access to the cities of Manchester and Leeds and Manchester International Airport and Leeds Bradford Airport. There are Railway stations in Halifax, Huddersfield and Brighouse which

“Substantial,
detached
5-bedroom
family home”

also provide access to the cities. There are a variety of local amenities close by which include shops, hairdressers', supermarkets, churches, schools, restaurants, hotels and petrol station. Huddersfield Royal Infirmary is also a short distance away.

Electric gates access a good-sized parking area and lead to the integral double garage.

To the side is a small orchard, whilst to the rear of the property are good sized, flat, South facing, lawned gardens with a patio seating area framed by mature trees and hedging. There is an area of woodland at the rear of the garden.

The swimming pool was added in 2000 by the current vendors and has been built to a high specification with the view that it could be easily turned into living accommodation if required. The pool is heated with a Fluvo counter current machine and electric retractable cover. There is a sitting area overlooking the gardens. The floor is under floor heated. There is access to the changing room which benefits from a shower and WC and the pool plant room which houses the pool backwash system and heat exchanger and the Rehema boiler. There are 16 solar panels fitted to the rear of the roof. (south facing)



Huddersfield Office
01484 903000





“ Superb
Grade I Listed
property ”

Carr House

Kirklees Hall, Clifton
guide price **£900,000**

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.

Carr House comprises the principal part of the old Kirklees Hall and contains all of the most important rooms. A Regency engraving of Kirklees Hall shows the distinctive finials, scalloped parapets and seven bays of what is now the Jacobean front of Carr House, vignettied by trees and surrounded by

the (still extant) deer park.

- Grade I Listed
- Principal part of Kirklees Hall
- 5 bedrooms, 3 bathrooms
- Private driveway and parking
- Manicured lawned gardens
- Communal grounds with 18 acres of parkland

Huddersfield Office
01484 903000





Height House Farm

Walsden, Todmorden
guide price **£895,000**

“Impressive,
equestrian
property”



A rare opportunity has arisen to purchase an impressive, equestrian property. This detached, stone built, 4-bedroom farmhouse dates back to 1802 and generates income via solar panels and a Bio mass fuel system. The property boasts 17 stables, workshop/garage, indoor school, outdoor manège, various additional outbuildings/stores and approximately 34 acres of grazing land.

The block of 17 stables includes rubber matting, automatic waterers, electricity points, tie up area, hay storage, tack room and utility area with WC and water. A payment of £10,000 per year for the next 4 years will be paid by Ofgen for the Bio mass system.

The energy generated by the solar panels provides an income of £1500 per year (guaranteed for the next

20 years). The outdoor manège has an all-weather sand surface and is floodlit.

The second stable block includes 6 loose boxes with automatic waterers and rubber matting. The indoor school boasts sand surface, lighting and water with additional corrugate stone outsides. In addition, there are two corrugated store sheds with stallion covering area.

- 4-bedroom Farmhouse
- 17 stables, indoor and outdoor manege
- Approximately 34 acres of grazing land

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twenty three



Gig Farm

Eccles Parlour, Soyland
guide price **£875,000**

A rare opportunity to purchase a well presented, characterful, 5 bedroomed detached home enjoying a private, rural position and set within the premier location of Soyland. Established private garden including allotment and small woodland area, ample parking and rural views, totalling approximately 0.6 acres. Private drive leads to the property and a spacious pebbled parking area with water feature.

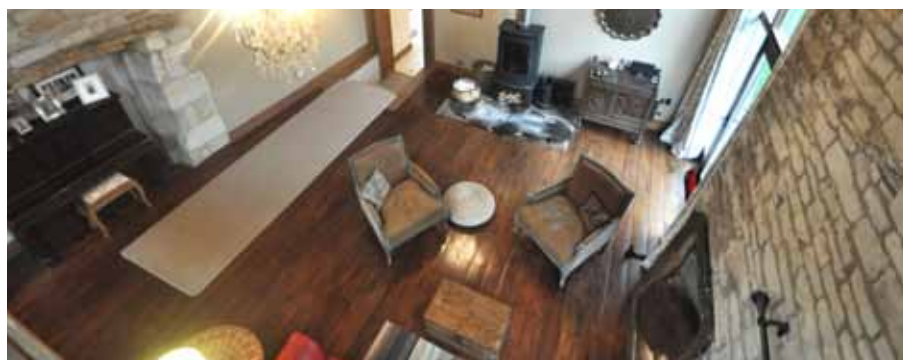
The property is surrounded by a rural outlook and enjoys far reaching views. Private, enclosed gardens surrounded by fencing, mature trees and hedging. The garden incorporates a stone flagged patio, greenhouse, well-manicured lawns, allotment area and a small woodland area with outbuilding.

- Situated within a sought after, rural location
- Contemporary barn conversion with period features
- Grounds totalling approximately 0.6 acres

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“ Set within
the premier
location of
Soyland ”



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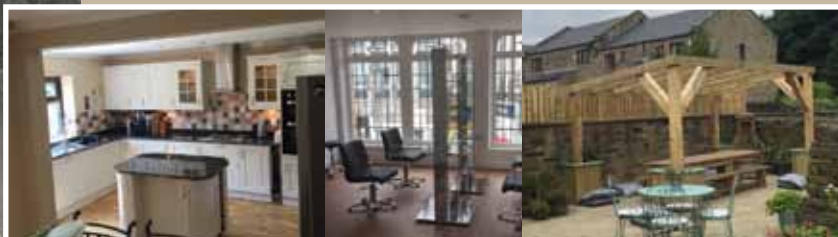
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Lower Wat Ing

London Road, Norland
offers around **£865,000**

“ Impressive
detached Grade II
Listed 5-bedroom
family home ”



Believed to date back to 1664 Lower Wat Ing is an impressive detached Grade II Listed 5-bedroom family home, with detached stone barn and 8 acres of grazing land.

Lower Wat Ing would ideally suit a family with an equestrian interest who can benefit from the land and buildings and who are also looking for a home steeped in history with many period features.

Set in a semi-rural location with excellent access to Sowerby Bridge Railway Station nearby with a direct rail link to both Manchester, Leeds and Bradford.

Lower Wat Ing is set within an idyllic location benefitting from beautiful landscaped grounds with a well-manicured lawn surrounded by mature trees, hedging and flower beds. Private track leads to a large cobbled

parking area to the rear.

8 acres of grazing land with rural views.

Detached barn approximately 1500 sqft believed to date back to 1663 and is currently utilized as garaging for up to 4 cars, workshop and storage (this building offers the potential for further development subject to receiving the appropriate listed planning consents).

- Generous landscaped gardens
- Detached barn and ample off road parking
- Approximately 8 acres of grazing land



Ripponden Office
01422 823777





The Old Wheel House

Branch Road, Barkisland
guide price **£825,000**

“ Idyllic private setting in the most desirable area of Barkisland ”



The Old Wheel House is a spacious detached property situated with an idyllic private setting in the most desirable area of Barkisland. Barkisland is a sought after rural location surrounded by beautiful open countryside, yet remaining close to the centres of Ripponden, Sowerby Bridge and Halifax. A private sweeping drive leads to a double garage and turning circle which is paved allowing plenty of parking. To the front of the property are a variety of manicured lawns set within mature flower beds and hedging. There are also various sections of woodland giving the property privacy and a charming tree house. A decked area leading from the garden room provides a delightful seating area overlooking the stream to the rear of the property and has

the benefit of a hot tub, there are also feature LED up-lighters within the decking itself. The double garage has up and over doors and electricity.

- Waterside setting
- Generous enclosed gardens
- 5 bedrooms, 3 bathrooms
- Turning circle with ample off road parking
- Double garage
- Set within a sought after rural location

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twenty seven



Knowsley Farm

Mill Bank

offers around **£695,000**

“Enjoys
breathtaking
views”

A delightful, semi-detached property in the heart of Mill Bank village with beautiful gardens, stunning countryside views and potential to create a self-contained annex within the lower ground floor, subject to obtaining the necessary permissions. Gates access a private cobbled drive and turning circle with parking for approximately 5 cars. A driveway leads around the property to a detached, single storey block which houses 3 individual garages and a workshop. A decked balcony off the study enjoys breath-taking views and creates a private idyllic seating area. There are external steps leading down to a lawned garden extending under the balcony, which provides some shelter, and leading round to various cottage style gardens with colourful wild flowers, mature trees and shrubs,

seating areas, a summer house and a green house.

- Situated within a sought after, rural location
- Landscaped gardens and ample off road parking
- Approximately 2.5 acres of grazing land

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Danny Stadnik MRICS
Chartered Surveyor



Simon Brearley MRICS
Chartered Surveyor

Home Surveys: The Facts

We regularly advise our clients about the varying types of survey available and offer guidance and assistance when we receive negative survey results on homes where we are acting as agent.

Most purchasers know that if they are taking out a mortgage that a surveyor will visit the property. Many purchasers wrongly assume this is to undertake a survey, it isn't.

A lender's valuation is a very limited check of the property, the focus of which is to ensure its worth the money they're lending you.

RICS surveys cover three distinct levels and include varying information about the property, these surveys include:

- Condition Report
- Homebuyer Report
- Building Survey

Both the Condition and Homebuyer reports generally cover the purchase of more conventional houses, flats or bungalows that are in reasonable condition and constructed from common building materials.

A Condition Report will give an overview of the general condition, although it doesn't include a current valuation.

A Homebuyer Report in addition to the information contained in a Condition report will also provide a

current 'Market Value', along with an Insurance Reinstatement Figure and an in-depth review of issues affecting value, advice on repairs as well as commenting on location and the local environment.

Finally, a Building Survey is particularly useful when looking at purchasing large, period, dilapidated or unusual properties. A current valuation doesn't normally form part of the report, although comments are made on construction, visible defects, potential problems posed by hidden defects, repairing options along with thorough consideration of the roof space, grounds, floor and services.

On average homebuyers in the UK spend over £6,000 on unforeseen remedial works, with around 17% paying more than £12,000 to make their homes habitable. These are costs that could be avoided by instructing a RICS qualified surveyor to undertake the most appropriate survey for the property you are purchasing.

Using the services of an RICS regulated firm offers clients confidence in the fact they are receiving clear, impartial and expert advice whether they are selling or buying.

To discuss any of our surveying services contact our dedicated residential surveying department on 01422 430000.



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What a Transformation!

To all staff involved, we were delighted to have finally had all the windows replaced with careful consideration for the style of the property. Ryburne

Windows advised, surveyed, manufactured and installed the 12 new windows to our full satisfaction. The original leaded lights were removed, cleaned, encapsulated in double glazing panels and replaced and are now in far better condition and more beautiful than before, a view that is shared by all our friends who have witnessed the transformation... The workforce were courteous and friendly and seemed genuinely interested in the task and their cabinet maker provided customised wooden replacement panelling which greatly enhanced the finished project. Overall we were delighted from start to finish with the service provided and would confidently recommend Ryburne Windows to anyone

seeking a comprehensive and professional window replacement service.

David and Patricia Fullen
(Thornton, Bradford) - May 2017

Arched Windows Before Install



Bespoke Arched Windows After Install



Period Properties

Ryburne have recently undertaken projects on some beautiful properties that were keen to keep the look of traditional timber windows but have replaced with a PVC alternative for minimal upkeep, but have managed to maintain as many of the original features as possible.

Some of these jobs have included encapsulating original leaded lights.

We take particular pride and pleasure in preserving the past!!!

Old Sliding Sash Windows



Just dropping you a line to let you know how over the moon we are with our new sliding sash windows. Our Victorian house now looks like the period property it should and the quality of the windows is plain to see, we have had many compliments. Our biggest thank you goes to Steve and Shaun, they are a credit to you and really did work hard from start to finish on a house where nothing is straight! They did a sterling job. Thanks again.

Mr & Mrs Marshall
(Lightcliffe) - April 2017

New Heritage Sash Windows





“ Superb 5
bedroom
detached family
home ”

Hill Top Greetland offers around **£665,000**

A superb 5 bedroom detached family home situated within a sought-after location benefiting from well-presented living accommodation, extensive far reaching views and parking.

Driveway leads to ample off road parking for 3/4 cars and a double garage with electric up and over door. To the rear the property includes a flagged patio and lawned gardens surrounded by flower beds and hedging boasting stunning rural views.

The property is situated within the popular location of Greetland which is situated next to Elland between the town centres of Halifax, Huddersfield and Brighouse. It offers excellent M62 access and is in close proximity to a local bakery, cafes, solicitors, restaurants, hairdressers, green grocers, beautician, Greetland J & I School which is an outstanding

academy school, nursery and various other shops.

- Immaculately presented throughout
- 5 bedrooms, 2 bathrooms
- Generous, lawned gardens
- Stunning rural views
- Ample off road parking and garaging
- Situated within a sought after location

Ripponden Office
01422 823777





Plot 3, 63 Shibden Head Court Queensbury offers around **£665,000**

A contemporary, Architect designed, four bedroom detached new build family home with an estimated completion of September 2017.

The entrance hall, utility, kitchen, dining and sitting area will have Porcelain tiled flooring with electric underfloor heating, as will the en suites.

The remainder of the house will be carpeted.

For a limited period, bathroom suites and kitchen units etc can be chosen by the purchaser.

Fire in the lounge can be gas or solid fuel, again to be chosen by the purchaser for a limited period.

The kitchen area will have Bi folding doors to the garden.

- Contemporary, architect designed new build
- 4-bed detached family home

- High specification throughout
- Private drive and detached garage
- Situated within a convenient location

Halifax Office 
01422 380100



“Architect designed, four-bedroom detached new build ”



www.charnockbates.co.uk

thirty three



Foster Brook

Hebden Bridge

asking price **£665,000**

“ Superb
detached four
bedroomed
home ”



A superb detached four-bedroom home enjoying an elevated position in a private setting yet within close reach of the amenities of Mytholmroyd and Hebden Bridge.

Foster Brook is situated with a superb rural location, yet remains close to Halifax, Sowerby Bridge and the market town of Hebden Bridge.

A private drive leads up to the property and grants access the property's car parking area off to the right, which provides parking for at least 10 cars.

To the side of the property is a detached double garage with an electric up and over door, power and light.

To the rear is a timber decking area with pergola. Steps lead onto a South facing patio seating area, which enjoys a private, rural outlook.



There is a water feature running through the garden and a square feature pond surrounded by colourful seasonal planting and carefully planted topiary bushes.

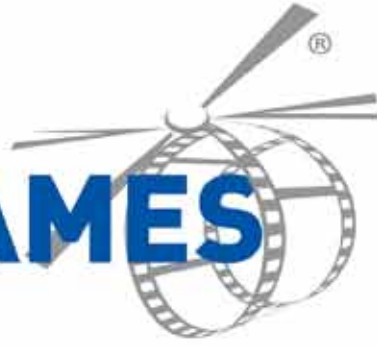
- Detached 4-bedroom family home
- Set within an elevated position
- Situated within a sought-after location
- Ample off road parking and detached double garage
- South facing landscaped garden
- Extensive rural views

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Field House

Triangle

offers around **£645,000**

“Grade
II* Listed
Georgian
property”



Field House, which has been fully renovated, forms a substantial part of the original main house. Located within a parkland setting, this Georgian property is Grade II* Listed and boasts many original and restored period features.

In Calderdale, there are many good 17th century houses and big mill-owners' houses, but Field House, an 18th century Georgian house of this size is quite unusual.

A house has been standing on this site since before 1240, and the ancient hall was rebuilt here by the Stansfeld family in 1630. This is the present Old Field Hall, a large clothier's house adjoining Field House that has a magnificent carved head over the door, could this have been the Mr Stansfeld the rebuilder.

A Palladian-style house was built

alongside The Old Field Hall for George Stansfeld in 1749. The Stansfeld coat of arms and the motto "Know thyself" can be seen on the pediment. This house is the "Field House" as described.

- Grade II Listed Georgian property
- Set within landscaped gardens and parkland
- 5 bedrooms, 2 bathrooms
- Original and period features throughout
- Situated within a sought-after location
- Sweeping driveway and off road parking

Ripponden Office
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Jacqui Goodall
New Home Sales

New Homes

The Number of new build homes in parts of the UK is growing – New Homes statistics from the RICS and NHBC outline more than 42,000 new homes were Registered in the UK in the first quarter of 2017 with 2516 of these in Yorkshire.

from Harron Homes, Miller Homes and Persimmon shows the pace of change in some areas. The number of large scale schemes under consideration by local authorities is also increasing. Proposed schemes such as the Dewsbury Riverside development

homes required to meet this rise in population is estimated to be approximately 950 per annum, or over 15,000 over the period. Combine this with approximately 30,000 new homes required across Kirklees over the next 15 years and anywhere from 20,000 to 40,000 across Bradford and new housing developments will become a regular sight across the region.

Here, There & Everywhere

This is the highest build rate for 10 years, an increase of 17% on the same period in 2016. West Yorkshire is experiencing increased activity from both national and local developers since the beginning of 2017. The ongoing transformation of Ainley Top and Lindley with developments

and Bradley Park Golf Course form part of the overall development plans covering Kirklees, Calderdale and Bradford.

With the population in Calderdale due to grow by around 25,000 (or 12.3%) between 2012 and 2033, the projected number of new

Whilst many of the proposed developments are some years off and have been greeted with mixed reaction from local communities the signs are encouraging for the new homes market. This is helping create fluid market conditions across both new build and second-hand sales, allowing first time buyers increased opportunities to purchase their own home.

Our new homes department continues to deal with an increasing number of exclusive bespoke developments across the region with some exciting projects due to come to market throughout 2017/18.



Warley Lodge

Warley

guide price **£625,000**

“ Substantial
Grade II Listed
detached
5-bedroom
family home ”



Believed to date back to 1635 Warley Lodge is a substantial Grade II Listed detached 5-bedroom family home in need of renovation with landscaped gardens, stables and approximately 3 acres of grazing land. Situated within the sought-after village location of Warley with stunning, far reaching rural views.

Warley Lodge would ideally suit a family with an equestrian interest who can benefit from the land and stables and who also is looking for a home steeped in history with many period features.

Impressive south facing landscaped gardens extend around the front of the property enclosed by box hedging, mature trees, flower beds and boasting stunning rural views. The tiered garden includes a raised decked seating area, pond with

waterfall, lawned areas, shed and greenhouse. Gated access leads down to the grazing land extending to approximately 3 acres including 2 detached stable blocks with two loose boxes in each and a pig pen.

- Grade II Listed detached residence
- Approximately 3 acres of grazing land
- Potential of renovating/modernising

Halifax Office
01422 380100





Blantyres Barn

Harden

guide price **£625,000**

“Equestrian property with stables and paddock”

An immaculately presented 5-bedroom barn conversion offering spacious living accommodation and benefiting from ample off road parking, far reaching views, grazing land and stables.

Blantyres Barn is an ideal family home with flexible living accommodation throughout.

Adjoining the courtyard, gated access leads onto the enclosed grazing land extending to approximately 1.4 acres with extensive rural views and stables comprising of 2 loose boxes and tack room.

The stables additionally include solar panelled lighting and water.

The rear of the property includes an enclosed lawned garden with stone flagged patio and log store.

The front of the property includes a

further enclosed garden with seating and lawned area.

- Substantial 5-bedroom family home
- Paddock extending to approximately 1.4 acres
- Stables block with 2 loose boxes and tack room

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thirty nine



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58 Crowtrees Lane

Brighthouse
offers over **£595,000**

“ Contemporary
designed stone
built detached
residence ”



A substantial, newly-built, contemporary designed stone built detached residence benefiting from an extremely high specification throughout set over 3 floors and extending to approximately 3300 sqft. Located within a sought after and convenient location with close proximity to the M62 network. The property benefits from an extremely high specification and state of the art technology throughout. Cat 5 wiring, under floor heating to the ground floor and en suite in the master bedroom, contemporary wall lighting, chrome sockets, chrome switches, prefinished internal doors, Bi folding doors to the rear garden, wiring for CCTV, intercom gate entry, mood lighting to the lounge and German 'Hormann' external front door and garage door, contemporary remote

controlled tunnel gas fire between the living kitchen and the lounge area and 'state of the art' ceramic tiled floor.

- Contemporary designed new build
- 4-bed detached family home
- High specification throughout
- Ample off road parking and double garage
- Enclosed lawned garden
- Situated within a sought after and convenient location

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RECOGNITION OF THEIR HIGH
STANDARDS OF CONSTRUCTION
AND WORKMANSHIP.**

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01484 903000





Mistle House

Hubberton

guide price **£595,000**

**Sold
Subject to
Contract**



An impressive, Grade II listed property occupying the major part of the barn, dating back to 1890 situated within a rural location, benefiting from a wealth of original features, and character, generous gardens and approximately 1 acre of grazing land.

A cobbled seating area to the rear with stone steps leading down to impressive landscaped grounds surrounded by mature trees, hedging, flower beds and stunning rural views. The garden includes a well manicure lawn with a paved BBQ area, pond, waterfall and allotment.

Integral tandem garage, outbuilding benefiting from electric and water and two log stores.

The property additionally benefits from an adjoining paddock extending to approximately 1 acre.

The property is set within a superb

rural location having excellent access to the M62 network accessing both Leeds and Manchester. Close to the centres of Ripponden and Sowerby Bridge which both offer a variety of fine eateries, bars and shops. Train stations in nearby Sowerby Bridge and Halifax provide access to the cities of Leeds, Manchester, Bradford and Halifax has a direct train to London. Both Manchester International Airport and Leeds Bradford Airport are accessible.

- Delightful Grade II Listed family home
- Set within a rural location
- Landscaped gardens and approx. 1 acre of grazing land

Ripponden Office
01422 823777



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forty three

a different view

Out and About

Reflecting on our regions developments



Stewart Charnock-Bates MRICS
Consultant

We have offices throughout Halifax, Huddersfield and Bradford and all three areas have experienced changes of a nature over recent months.

All of these changes have affected the landscape of our region whether it

be politically, sporting, economic or our town/city centres.

Politically speaking our region has had one message with all three places becoming a Labour stronghold after the General Election. This is even after the areas were targeted by

the Conservatives, but with a combination of radically different manifesto's / leaders, the influence of the youth have persuaded the region that "red" is very much the colour of the moment. How this will impact upon our local economy is difficult to predict as the bigger picture is even



The John Smith's Stadium

The Piece Hall



more complicated. Nevertheless, what is for sure though, is that the property market within our areas will continue to produce growth and stability. There is an underlying confidence within the housing market which is supported by the geography of our towns/cities being so close to so many active commercial centres. Therefore, there remains many opportunities for businesses who will continue to benefit from being ideally located to Leeds and Manchester yet being surrounded by such beautiful countryside.

Moving onto sport our clubs have mainly experienced success particularly referring to football. Huddersfield, for the first time in its history, has become a premier league football town which can only help the town from both a marketing and business perspective.

The financial and advertising benefits are enormous through the media and this will ultimately lead to a greater interest in both the club and the town.

Meanwhile, only 8 miles from Huddersfield, we are able to report success for one of our other towns that we have offices within. After conquering Wembley in 2016 by the winning of the FA Trophy FC Halifax Town have also gained promotion and remain on the brink of becoming a football league club yet again.

Sadly, after yet another fantastic season at Bradford City, they missed out on promotion to the Championship at the final hurdle in the Play Offs at Wembley, but watch this space they will be back!

Whilst many of our rugby league teams have outperformed our football teams over the years this is not the case at the moment. Many of our clubs are experiencing differing fortunes but yet again it is Huddersfield that presently stand out in our region. They currently are managing to hold down a position within the prestigious Super League which compliments the position of the respective football team. In the

meantime Halifax Blue Sox and the Bradford Bulls are languishing in the championship. Regardless of this the clubs remain well supported and I am sure success is only around the corner.

The importance of being successful in sport and the impact on the local economy should never be underestimated. The greater presence of a club within a region frequently produces an increase within business links and opportunities for growth within that place.

During my time at Charnock Bates I have experienced this many times over many years. The fall of Leeds United since 2004, when the club was relegated from the premier league, illustrates the importance on how the demise of a football club can temporarily impact upon the growth within a City and its surrounding areas.

In complete contrast the North West has over recent years benefitted from



The Broadway, Bradford

an abundance of premier league football clubs. This has also coincided with these areas having experienced greater investment in these respective towns and therefore it has also followed that the demand to live nearer to these places has increased.

It is also noticeable how directly the outlying districts of Huddersfield and Halifax have profited for the very same reason, because of our close proximity to the M62 and to Manchester.

Therefore, the potential for economic and capital growth in the area is immense and in many ways unknown.

Consequently, Huddersfield's success should be congratulated and supported as the benefits of a premier league football club so near are clear for all of us to see.

Whilst our various political parties have been fighting out a General Election and our sporting teams

striving for promotion our town/city centre's have continued to thrive with various redevelopment schemes.

In this regard Halifax features prominently.

In June 2017, the completed £6.6m renovation of Halifax's Square Chapel was unveiled. The chapel now briefly comprises a modern arts centre with a 220 seater auditorium, café bar and a state of the art cinema.

Built in 1772, and being Grade II* listed, it is nothing short of amazing to see such a transformation of a building. The recent development of the Georgian chapel has effectively meant that the building has evolved today from what was in a state of dereliction only 40 years ago.

To compliment this architectural achievement, the restoration of the Grade I Listed Piece Hall has just been completed. The Piece Hall is totally unique being the sole survivor of the great eighteenth century Northern cloth halls. The £19 million

conservation and renovation programme of this great historical building will re-open its doors on Yorkshire day, 1st August 2017. On this day the bell above Westgate will be rung to echo the first day of trading at the Piece Hall on 2nd January 1779.

The building will create perfect surroundings for new bars, restaurants and many other businesses.

I never thought the song "on Broadway" would reflect what has happened to Bradford over the last 18 months but it has!

The area which was locally known as the hole in Bradford has now become The Broadway shopping centre.

This much needed redevelopment in Bradford was long overdue and opened on 5th November 2016 after approximately £260 million was invested into the City. The Broadway development commenced in 2004

and due to a variety of reasons took 12 years to complete but now offers 570,000 sq feet of restaurants, cafes and shops and 1300 car parking spaces.

Meanwhile, the town centre development within Huddersfield has largely concentrated on education.

The demolition of the Universities old sports hall has provided an opportunity for a new School of Law

Sir Patrick Stewart of Huddersfield has been busy this Summer being seen supporting Huddersfield Town to victory at Wembley, then in true "Yorkshire style" drinking champagne on the podium of the Canadian grand prix out of Formula 1 star Daniel Ricciardo's boot.

Switching to drama's and the most recent programme within our area has been set in Halifax where Ackley Bridge was filmed for channel 4. Featuring many pupils from Trinity

at the beginning of the industrial revolution.

All in all it has been a busy year so far not only for our politicians, towns / cities, sports clubs and individuals from our region but also for our local offices in those respective places.

The constant interest in our area is ably assisted by all of the media coverage that we receive as a result of all of our efforts whether it be in sport or business. This contributes



and the School of Music, Humanities and Media at an investment of just under £30 million. This new futuristic building provides a further 7,500 m2 of space as the university continues to improve its profile and offer better facilities for its students. Such investment has contributed towards a higher ranking within the Guardian University league tables from a position of 77th to 60th in the country over the last year.

Within every Different View article there is always drama of sorts and this article is no exception. Our region continues to be featured as do our local individuals.

Academy, North Halifax Grammar School, Crossley Heath School and Calderdale College.

Looking to the future Sally Braithwaite, the writer of Happy Valley filmed in Halifax and Huddersfield, has promised another series but not yet as she is too busy! Media are speculating a date as late as the back end of 2018.

Maybe sooner we can look forward to a new drama which will be written by Sally, namely Shibden Hall for the BBC. Who have commented that Shibden Hall is a remarkable and unlikely love story, set in the complex, changing world of Halifax

significantly towards an individual's desire to live in our area and also invest capital into our towns and cities to create employment and business opportunities.

Hence, inevitably our local housing market experiences growth and interest.

In this regard we are able to report sales figures at least as comparable with those pre-recession at prices certainly equivalent if not improved upon in certain locations. This is representative of the demand to live within our region and this is very much expected to continue throughout the rest of the year.

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Calder Bank Farm

Queensbury
offers around **£595,000**

“ Stables,
workshop and
grazing land ”



An immaculately presented 4 bedroom barn conversion affording spacious living accommodation and benefiting from far reaching views. The property retains a wealth of original features such as beamed ceilings and exposed stonework complimented by contemporary design throughout. The property would suit an individual with an equestrian or livestock interest as it benefits from stables with three loose boxes, outbuildings and approximately 4.6 acres of grazing land. An additional 7 acres of land is available by separate negotiation. Private driveway leads through to the courtyard with ample off road parking and a detached double garage with power, light and electric up and over door.

Detached double garage - 6.56m x 6.40m



Flagged patio surrounds the property with a lawned area boarded by flower beds and hedging.

The property additionally includes a detached workshop 8.99m x 8.75m with power and light, single garage with manual up and over door and a stable block with associated hard standing with 3 loose boxes.

Access from the courtyard leads down to the grazing land.

- 4 bedroom barn conversion
- Immaculately presented throughout
- Approximately 4.6 acres of grazing land, stables and outbuildings

Halifax Office
01422 380100





Winter Cottage

Ripponden

guide price **£585,000**

“ Impressive
5 bedroom,
detached
family home ”



An impressive 5 bedroom, detached family home set over three floors and benefitting from stunning rural views overlooking Ryburn Reservoir. Planning Permission has been granted for the conversion of the existing garage to a detached, 2 bed dwelling with garden. Plans can be viewed on www.calderdale.gov.uk Reference - 16/01400/CON

Externally, the property benefits from a detached double garage with electric, sectional door and off road parking accessed via electric wrought iron gates.

The lawned garden is surrounded by mature flower beds and trees and to the rear it incorporates a stone flagged patio, decking with BBQ area and pond.



- Substantial detached family home
- Stunning rural views over Ryburn Reservoir
- 5 bedrooms, 2 reception rooms, 2 bathrooms
- Set over three floors
- Detached double garage and off road parking
- Planning permission for 2-bed detached dwelling

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01422 823777



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fifty one



Scar Dale

Mytholmroyd
guide price **£575,000**

“ Substantial
detached
residence dating
back to 1906 ”



A substantial detached extended family home situated within an elevated position benefiting from flexible living accommodation and enjoying far reaching views. Dating back to 1906 the property was creatively extended in 2010 to form additional spacious and adaptable living accommodation. The property would ideally suit those looking for a spacious family home or those looking to run a Bed and Breakfast (subject to consents). To the rear of the property a pebbled parking area and access to the single garage. An enclosed lawned and paved garden framed the front and side of the property. Far reaching views can be enjoyed from the garden. To the far side of the property there is a stone outbuilding with tiled roof

and electric along with area offering potential to create additional seating or vegetable garden.

- Impressive 5 bedroom detached residence
- Spacious and flexible living accommodation throughout
- Period features throughout
- Set within an elevated position
- Ample off road parking and single garage
- Lawned garden with far reaching rural views

Halifax Office
01422 380100





Greave House

Midgely
guide price **£549,999**

Offered for sale for the first time in over 50 years, an imposing Grade II Listed detached residence dating back to approximately 1653.

Located in a rural setting enjoying superb landscaped private gardens and far reaching views.

This Grade II Listed family home is believed to date back to 1663. The property benefits from many period features throughout such as stone fireplaces, mullion windows, and beams to the ceiling. The lounge fireplace currently houses an electric fire but is open if a solid fuel fire is required.

Greave House is situated within a superb rural location, yet remains close to Halifax, Sowerby Bridge and the market town of Hebden Bridge.

- Grade II Listed detached property
- Located within a rural setting with extensive views
- Period and original features throughout

Halifax Office
01422 380100



“Imposing
Grade II Listed
detached
residence”



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fifty three



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Slate Delfs Farm

Cragg Vale

guide price **£545,000**

“ 4 bedroomed detached barn conversion ”



A substantial 4 bedroomed detached barn conversion set within a rural location benefitting from ample parking, detached garage and rural views. Slate Delfs Farm has retained many original features such as exposed beams to the ceiling and, exposed stone fireplaces.

The property is situated in a rural position yet remains close to the centre of Sowerby Bridge, the village of Mytholmroyd and a short distance to the popular tourist locations of Hebden Bridge and Hardcastle Craggs Nature Reserve.

Within Sowerby Bridge and Mytholmroyd village there are a range of local amenities, bars, restaurants and schools. There are railway stations in Sowerby Bridge, Mytholmroyd, Halifax and Hebden Bridge which all provide access to the cities of

Manchester, Leeds and Bradford. Halifax train station provides access to London. Both Manchester and Leeds Bradford International Airports are easily accessible.

The property benefits from ample off road parking and a detached double garage.

A fenced lawn surrounds the property and benefits from extensive rural views.

- Detached barn conversion
- 4 bedrooms, 2 bathrooms
- Situated within a sought after, rural location
- Period features throughout
- Ample off road parking and detached double garage
- Lawned gardens and extensive rural views

Ripponden Office
01422 823777





“4 bedroomed detached property”

Higher Colden Barn

Heptonstall

guide price **£545,000**



An opportunity to purchase Higher Colden Barn, a 4 bedroom detached property situated within a rural location benefiting from far reaching views. Situated in Colden which is a delightful village near the popular tourist destination of Heptonstall. The property is close to May's Farm Shop, the New Delight pub and we recognised junior and infant school. There are many walking and cycling routes immediately accessible and the property is a stone's throw from Hardcastle Craggs. In Heptonstall village there are two further pubs, a cafe/deli and a post office. Larger amenities are a short drive away in Hebden Bridge.

Timber gates open onto a large paved area which provides ample parking for multiple cars. The house is surrounded by paved and flagged areas, providing

various seating to enjoy the peaceful location.

Large lawned gardens to the front and rear of the property are complimented by several mature flower beds and a vegetable patch. An added bonus of the property is the outbuilding which has power and internal and external lighting.

There is an option to rent additional land nearby if required for agricultural purposes.

- 4-bedroom detached family home
- Located in a rural setting with extensive rural views
- Lawned gardens and outbuilding

Halifax Office
01422 380100



www.charnockbates.co.uk

fifty seven



Ash Barn

Causeway Foot

guide price **£545,000**

**Sold
Subject to
Contract**



An immaculately presented 4-bedroom extended barn conversion offering spacious living accommodation and benefiting from far reaching views and grazing land. The property retains a wealth of original features such as stone flagged floors, beamed ceilings and exposed stonework.

Electric gates and private driveway lead to the spacious courtyard with ample off road parking and double garage which includes electric up and over doors, power and light.

The front of the property boasts well-manicured gardens framed by flower beds and hedging.

To the rear is a spacious flagged patio and a generous lawned garden which benefits from an outside tap and electric point. The gardens boast stunning rural views over the surrounding fields and beyond.



Ash Barn additionally benefits from approximately 3.5 acres of grazing land with gated access off the courtyard area.

The property is situated within Causeway foot which is a rural location surrounded by picturesque Bronte countryside. The property is in walking distance to Ogden Water Country Park, a stunning 34 acre reservoir with various woodland walks. Halifax Golf Club is also situated within Ogden.

- Well-presented throughout
- Lawned gardens with extensive rural views
- Approximately 3.5 acres of grazing land

Halifax Office
01422 380100



Adding value to your home

Top tips for home improvements



Leanne Barlow
Valuer

“How do I add value to my home?”, is one of the most frequently asked questions in my 15 years as a valuer at Charnock Bates.

The answer isn't always straight forward and depends on several factors, these include: Budget, Location, current condition, permitted development, age of property, target market and whether the property is located within a conservation area, or is Grade I or II listed.

High on the list of buyer's requirements looking to purchase through Charnock Bates are items including kitchens and bathrooms that are

sympathetic to the age and style of the property, defined areas for family, entertaining and relaxation, double width driveway, garaging and private well maintained external areas.

Bathrooms, en-suites and WC's are an ideal area to add a touch of luxury, not only increasing value but also making your home more attractive and saleable. If space allows separate shower cubicles, double basins and oversized baths can all create an opulent environment. Tiling should be neutral but in keeping with current trends, natural materials such as slate and limestone can compliment rural and cottage homes.

The less obvious changes and improvements that can be made include, ensuring any

structural issues are resolved prior to going to the market, repairing structural cracks to walls, repairing sagging or leaking roof areas and resolving any damp issues will hopefully reduce the risk of the property being down valued at survey stage.

Purchasing additional land, renewing and extending leases, applying for planning permission,

fireplace or original ceiling and wall mouldings. Adding a frameless glass conservatory, balcony or outside

maximising any potential income from grazing agreements, existing stewardship agreements and other grants and schemes along with income from wind turbines should all be considered prior to marketing.

Adding a feature that gives a real wow factor could set your property apart. These could include exposing original architecture, such as a vaulted ceiling in the master bedroom, exposing roof timbers, reinstating an elegant

entertaining area could all add value if planned and undertaken thoughtfully, working in sympathy with the building in terms of scale and period.



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Breck Top Cottage

Luddenden Valley

offers over **£500,000**

“ Superb, semi detached family home ”



Breck Top Cottage is a superb, semi detached family home boasting breath-taking rural views, well-manicured gardens and ample off road parking including a detached double garage. The property is ideal for an individual with an equestrian interest as the property includes 3 stables and tack room, manege, detached barn and approximately 4.5 acres of grazing land. A block-paved driveway is accessed via electric gates and provides ample parking and access to the double garage which benefits from power and light.

There are immediate gardens to the front, side and rear of the property, comprising a paved patio area, lawn and pond with water feature. Steps lead down to the manege and equestrian facilities, which comprises three stables, tack room and stable yard. There is

approximately 4½ acres of land in total, and a large secure timber barn (approx. 40ft x 20ft), built only 5 years ago, which can be accessed easily from a gate on Stocks Lane.

Breck Top Cottage is surrounded by superb open countryside, yet remains close to Halifax, Sowerby Bridge and the market town of Hebden Bridge.

- Break taking rural views
- Stables, Manege, detached barn
- Approximately 4.5 acres of grazing land

Halifax Office
01422 380100



www.chamockbates.co.uk



The Sycamores

Willowfield

offers over **£495,000**

A superb 5 bedroom detached family house set within a generous plot boasting flexible living accommodation, enclosed lawned gardens, ample off road parking and potential to either retain as one dwelling or split into two subject to achieving the necessary consents.

The property is accessed through electric gates leading to a spacious driveway providing ample off road parking and car port.

The rear of the property includes a raised patio leading down to a generous lawned garden surrounded by mature trees and hedging providing privacy.

- Substantial detached family home
- 5 bedrooms, 2 bathrooms
- Flexible living accommodation

- Potential to retain as one dwelling or split into two
- Generous lawned gardens
- Ample off road parking and car port

Halifax Office
01422 380100

“ Superb 5 bedroom detached family house ”





Edge End Barn, Mixenden offers over **£495,000**

Edge End Farm is a superb, 5-bedroom semi detached barn conversion which has recently undergone a full renovation program boasting a wealth of period features throughout, offering spacious living accommodation with rural views and

includes approximately 10.3 acres of grazing land, detached barn and outbuildings. Adjoining 2 bed farmhouse with gardens and off road parking available by separate negotiation.

“ Superb, 5-bedroom semi detached barn conversion ”

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“ Contemporary designed, detached family home ”



95 Bar Lane Ripponden offers over **£495,000**

A contemporary designed, detached family home finished to a high specification throughout and set within a premier location. Briefly comprising: kitchen, lounge open to sun room, WC, master bedroom with en suite shower room, three further bedrooms, house bathroom and integral double garage. Externally: Summer House, paved and lawned gardens to three sides and block paved driveway. Available with no vendor chain.

Ripponden Office ▼
01422 823777



Cobblestones, Greetland offers in the region of **£489,000**

A delightful, detached property enjoying spacious and well-presented accommodation benefiting from private gardens and open views to the front set within the sought-after location of Greetland.

Briefly comprising- 2 reception rooms, living kitchen, utility, study, 5 bedrooms, 2 bathrooms
Externally- integral double garage, off road parking, enclosed front and rear gardens.



“ A delightful, detached property ”

Ripponden Office ▼
01422 823777



Isobel Smith
Auction Co-ordinator

Hammer Time

A guide to the growing trend of auctions

Whether you are an experienced buyer or a first-time bidder, buying at auction may seem a daunting prospect. However, it can also be just as exciting and rewarding.

The process of buying property or land at auction is quite different from buying on the open market. Before you consider bidding, try to attend at least a few auctions to get an idea of what the process involves.

The most significant difference is that buying at auction is legally binding once the hammer falls. So, you must do your homework before the sale. Legal packs and catalogues are provided beforehand in order for potential purchasers to make the necessary enquiries and take their own legal advice.

Inspecting and viewing the lot is very important to ensure you have a clear idea and knowledge of what you are

buying. Any pre-auction enquiries should then be raised with the agents or your solicitor.

Lots do have the ability to be sold prior to auction or can be withdrawn so make sure the lot you are interested in is still available when you go to bid.

If you need finance to fund the purchase, make sure this is arranged prior to the auction. On the day of the auction, make sure you arrive at the venue in plenty of time to register and receive a bidding number. Most auction houses require proof of ID, proof of address and proof of funding.

If you are unable to attend, most auction houses have other methods available to the buyer such as telephone bidding or proxy bidding. If you intend bidding by telephone or proxy, the auction house needs

to be made aware in plenty of time prior to the auction allowing them to plan and receive the necessary documents and payments.

The most important thing to remember is to enjoy yourself—an auction can be an exhilarating experience for both the buyer and seller, especially if the room is bustling and the crowds are bidding.

If successful, a 10% deposit is paid, contracts are signed, and an auctioneer's administration fee paid. Completion normally takes place 28 days thereafter. This swift process allows both vendor and buyer to proceed efficiently to achieve a quick sale/purchase which is highly desirable in some instances.

We are currently taking listings for our Autumn auction. Please call Isobel on 01422 380100 to discuss further.

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Chandlers, Skircoat Green offers around **£475,000**

Set within a generous corner plot with lawned gardens and rural views, Chandlers is a beautifully presented 4 bedroomed detached family home benefitting from spacious living accommodation, set within the sought after location of Skircoat Green. Briefly comprising-2 reception rooms,

conservatory, kitchen, utility, study, wc, 4 bedrooms, house bathroom, en suite bathroom, en suite shower room. Externally- generous lawned gardens to front and rear, raised decked seating area, rural views, off road parking and detached double garage.



**Sold Subject
to Contract**

Halifax Office
01422 380100



Greenland Barn Queensbury offers around **£450,000**

Set within this semi-rural location and enjoying far reaching panoramic views positioned on the outskirts of Queensbury village is this deceptively spacious 6-bedroom traditional stone barn conversion set within approximately 5 acres and benefits from detached garage, stables, extensive parking and boasting original features including mullion windows and beamed ceilings.

There is a detached stone built garage, flagged patio to the side along with large paved patio to the rear both providing pleasant seating area making the most of the elevated position and panoramic views. A stable block situated to the front leads out on to a paddock and larger sloping field to the side.



**“ 6-bedroom
traditional stone
barn conversion ”**



Halifax Office
01422 380100



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sixty seven



“5 bedroomed detached bungalow”

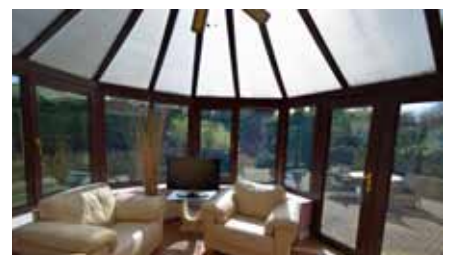


Carmel 8 Craiglands Hipperholme offers around £450,000

A rare opportunity has arisen to purchase a substantial 5 bedroomed detached bungalow situated within an exclusive cul-de-sac setting. The property has ample potential to be renovated and extended subject to achieving the necessary planning consents.

Briefly comprising- breakfast kitchen, utility, 2 reception rooms, 5 bedrooms, house bathroom, shower room. Externally- off road parking, detached double garage, lawned gardens front and rear with flagged patio.

Halifax Office
01422 380100



The Willows guide price £450,000

A substantial, individually designed 4 bedroomed detached family home boasting generous gardens, ample off road parking and situated within a convenient location.

To the front of the property, electric gates access a private drive which

leads to the integral double garage. A manicured lawned garden frames one side of the driveway.

To the rear, an enclosed manicured lawned garden incorporating a block paved patio, mature bushes, shrubs, enclosed by drystone walling.

“Individually designed 4 bedroom detached family home”

Halifax Office
01422 380100





“ Superb,
detached, Grade
II Listed barn,”



Blackwall Barn

Blackwall Lane,
Friendly
offers around
£425,000

Blackwall Barn is a superb, detached, Grade II Listed barn which offers well planned living accommodation making the most of the available space whilst retaining many period features such as stone flagged floors and exposed beams throughout. Available with no upward vendor chain and with potential to create a self-contained annex within the property.

Externally: Single garage, off road parking for three cars, enclosed rear garden with decked area and a patio area to the side.

Ripponden Office
01422 823777



Glenmore

offers in excess of **£400,000**

A substantial 6 bedrooomed, Victorian residence set over 4 floors boasting spacious living accommodation, ample off road parking and garaging situated within the much sought after location of Savile Park.

Briefly comprising- 2 reception

rooms, breakfast kitchen, boot room, 6 bedrooms, 4 bathrooms, downstairs WC, cellar rooms including workshop.

Externally- ample off road parking, tandem garage, lawned garden to front, paved yard to rear.



**Sold Subject
to Contract**

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“ Substantial family home ”



12 Tufters Fold

Bailiff Bridge,
Brighouse
offers over **£400,000**

A substantial family home with accommodation set over three floors enjoying an open aspect to the rear in a most sought after area. Comprising- lounge, dining kitchen, utility room, dining room, study, WC, master bedroom, dressing room, en suite shower room, bedroom two, en suite shower room, 4 further bedrooms, house bathroom and shower room. Externally, driveway, double garage and good sized lawned gardens.

Halifax Office
01422 380100



74 Main Street, Stanbury

offers around **£395,000**

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

Comprising, dining room, sitting room, kitchen / breakfast room,

lounge, WC, four bedrooms, en-suite shower room and house bathroom. Externally, lawned and patio gardens, private drive and detached double garage.



“ Grade II listed, semi detached period property ”

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Built by Design

Following the success of their Eco-home development site in Linthwaite local developers Barclay Firth hope to recreate the winning formula on their new site in Willowfield, Halifax.

Finalist in the prestigious LABC Awards 2017 in the category 'Residential Development' for their Eco-friendly' new homes site in Linthwaite. The focus remains on providing small scale exclusive developments with the end users very much in mind throughout the planning and construction stages.

Director of Barclay Firth, Neil Hamilton has worked closely on the scheme with designer Michelle Gaffaney who heads up Greenstone Design Ltd in creating a unique development of high specification detached family homes set within this well-established residential locality.

Aimed directly at family and professional purchasers seeking a new build, energy efficient contemporary home that boasts individual design features and bespoke

specifications to include: under floor heating to the ground floor, bi-fold doors, electric vehicle charging point, two en-suite bedrooms, fifth bedroom/study, Nest heating controls and off-street parking for two vehicles.

Neil comments "we have always strived to exceed the expectations of the end-users of our homes, our hands-on approach ensures the finished product meets our exacting standards".

Most days Neil and Michelle can be found on site project managing the development, Michelle comments "our homes are very much designed from the ground up, with great attention paid to ensure the quality and individual design is carried throughout. We are extremely proud of our developments and this comes through in every home we build".

Due for completion in late Summer/ Autumn 2017, early off-plan reservations are now being taken.





prices from **£380,000**



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Great North Run.....Sun 10th Sept
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Wing Walk.....Sat 23rd Sept
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The Old House, Kirklees Hall, Clifton offers over £370,000

An impressive Grade I Listed stone built family home dating back to the 16th Century, boasting a wealth of history and period features throughout. The property forms part of Kirklees Hall which is set within approximately 18 acres of communal grounds and

superb parkland. Externally - 2 allocated parking spaces and additional visitor parking, private lawned garden and communal grounds set within a secure gated setting.



“ Impressive Grade I Listed stone built family home ”

Huddersfield Office
01484 903000



The Coach House, Whiteshaw, Denholme offers over £350,000

An opportunity to purchase a delightful Former Coach House, immaculately presented throughout situated within an exclusive gated community boasting ample off road parking, superb enclosed garden and detached stone built annexe.

Briefly comprising- breakfast kitchen with open plan dining/sitting area, lounge, 3 bedrooms, study/dressing room, 2 bathrooms. Externally- gated entrance, ample off road parking, lawned garden and detached annexe.



“ Delightful Former Coach House ”

Halifax Office
01422 380100





**Sold Subject
to Contract**



Orchard Lodge, Burnley Road offers around **£350,000**

An opportunity to purchase a delightful, well presented 4 bedroom detached dormer bungalow set within an elevated position with extensive views, ample off road parking and lawned gardens. The property includes spacious eaves storage with the potential to be converted into further living accommodation subject to achieving the necessary planning consents.

Briefly comprising- entrance vestibule, 2 reception rooms, breakfast kitchen, 4 bedrooms, house bathroom, WC and eaves storage.

Externally-ample off road parking for up to 4 cars and integral garage, lawned gardens to front, paved garden to rear.

Halifax Office
01422 380100



**Sold Subject
to Contract**



10 Smithfield Avenue Hipperholme guide price **£345,000**

An opportunity to purchase a superb 5 bedrooomed family home situated on an exclusive cul-de-sac within the convenient and sought after location of Hipperholme, boasting spacious living accommodation, generous landscaped gardens and off road parking.

Briefly comprising, 3 reception rooms, breakfast kitchen, utility, 5 bedrooms, house bathroom and shower room.

Externally, ample off road parking, single garage, landscaped gardens front and rear

Halifax Office
01422 380100



www.chamockbates.co.uk

seventy seven



Valley Cottage, Sowerby Bridge

guide price **£337,500**

A detached 3 bedroom, character cottage enjoying a rural setting with breath-taking views.

The property benefits from planning permission to convert the garage into further living accommodation. Plans can be viewed on www.calderdale.gov.uk reference: 16/01000/HSE

Briefly comprising: dining kitchen, lounge, master bedroom, two further bedrooms and bathroom.

Externally: garage with parking for a further 4 cars, gardens and rural views.

Available with no vendor chain.

“ Detached 3 bedroom, character cottage ”

Ripponden Office
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“ Delightful 3
bedroomed semi
detached ”



Green Royd Farm

Norwood Green
guide price **£325,000**

Green Royd Farm is a delightful 3 bedroomed semi detached cottage nestling within the heart of Norwood Green yet having the benefit of open countryside views and offering spacious living accommodation.

Briefly comprising: Breakfast kitchen, dining room, lounge, conservatory, 3 bedrooms, en suite, family bathroom, garage and garden.

Halifax Office ▼
01422 380100



“ Unique semi
detached
townhouse ”



1 The Herons

Triangle
offers around
£315,000

An opportunity to purchase a unique semi detached townhouse with accommodation over 4 floors situated within an idyllic sought after location. Briefly comprising; lounge, dining kitchen, utility, 3 double bedrooms, bathroom and en suite. Externally, off road parking, integral garage and balconies with charming woodland views.

Ripponden Office ▼
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Southfield Hall

Presenting a stunning façade with a wealth of original architectural features this sympathetic conversion will create four bespoke family homes, each providing extensive accommodation over three floors and offering a choice of 4 and 5 bedrooms. Designed very much with family living in mind a generous dining/ kitchen and lounge area will form the hub of the home with French doors opening out to the front elevation, whilst the second reception is adaptable to meet individual requirements. Boasting Lawned gardens and private parking these superior quality homes are finished to the highest specification.

prices from **£380,000**

Southfield Mews

A collection of 10 new build townhouses set within this exclusive development providing 3 and 4 bedroom accommodation extending over three floors. Each home benefits from two parking spaces and private enclosed lawned gardens. A strong focus on the overall design has resulted in many of the features found within the design of Southfield Hall forming an integral part of the new build element resulting in a seamless transition between old and new. Each benefits from en-suite master bedrooms.

prices from **£300,000**

Halifax Office
01422 380100





“ Newly built 4
bedroom family
homes ”



Cherry Tree Mews

Bradshaw

prices from **£300,000**

Newly built, four-bedroom end and middle townhouses offering contemporary high quality accommodation, in a semi-rural location enjoying far reaching views, Comprising- entrance hall, WC, lounge, dining kitchen, utility room, master bedroom with en suite shower room, three further bedrooms and house bathroom.

Externally, drive with parking for 1 car and single integral garage. Front and rear lawned gardens.

Halifax Office
01422 380100



“ Delightful 4
bedroom detached
family home ”

6 Chapel Fold

Shelf

offers over **£299,950**

An opportunity to purchase a delightful 4 bedroom detached family home benefitting from flexible living accommodation including a spacious home office and a rural outlook with open fields to the rear.

Briefly comprising- 2 reception rooms, kitchen, utility, WC, home office, 4 double bedrooms, house bathroom, en suite shower room

Externally- off road parking for up to six cars, enclosed lawned and decked garden to the rear.

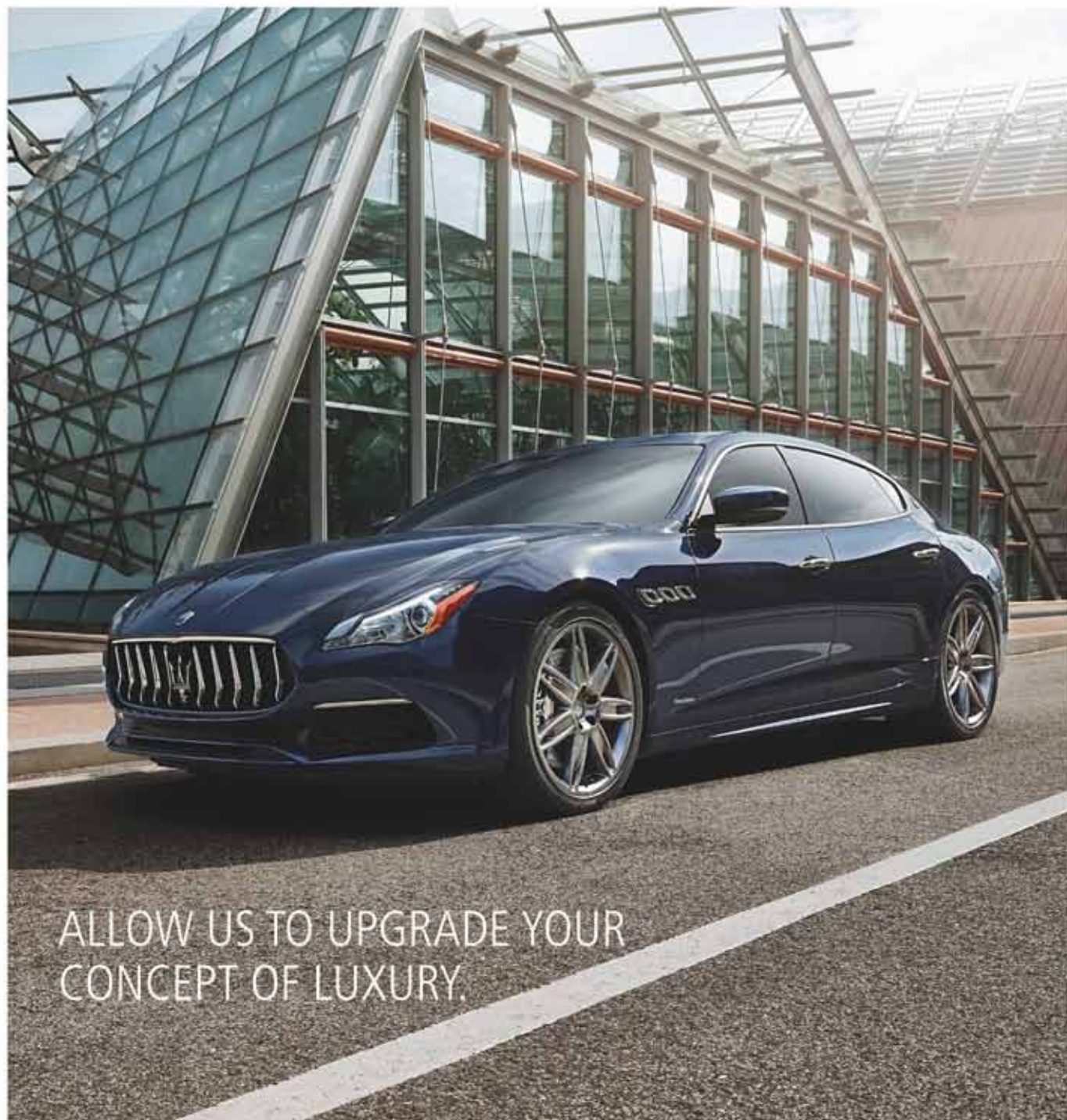


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Quattroporte

Official fuel consumption figures for the New Maserati Quattroporte range in mpg (l/100km): Urban 18.1 (15.6) – 35.8 (7.9), Extra Urban 35.8 (7.9) – 54.3 (5.2), Combined 26.4 (10.7) – 45.6 (6.2). CO₂ emissions 250 – 163g/km. Fuel consumption and CO₂ figures are based on standard EU tests for comparative purposes and may not reflect real driving results.

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