

a different **view**

Issue 6

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

In This Issue

Meet The Team
and Breaking News

Beautiful Homes For Sale

A Different View
Unlocking Calderdale

Ponden Hall
A home guaranteed to take you to
“Wuthering Heights”

LIVE FOR GREATNESS

EVERY ROLEX IS MADE FOR GREATNESS. THE DAY-DATE, INTRODUCED IN 1956, WAS THE FIRST WATCH TO DISPLAY THE DATE, AS WELL AS THE DAY IN ITS ENTIRETY. A POWERFUL EXPRESSION OF ELEGANCE AND STYLE, ITS CLASSIC DESIGN QUICKLY BECAME A FAVOURITE AMONG WORLD LEADERS.

THE DAY-DATE





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

Welcome to our latest edition, being our special summer property based magazine of 2011. Within our magazine we try to feature a variety of different properties that we have for sale, provide an opportunity for local businesses to advertise and bring some interesting story's to your front room which are primarily based around our specialist subject and interest which is property.

I have always found it interesting to be involved in predicting the future whether it be as to future government policies, economic change, future property market prices or how uses of buildings can adapt themselves to different market conditions. Having previously looked at different aspects of communication and how this can impact upon property prices in our magazine, on this occasion I have chosen to research at the development of waterways and how the use of buildings adjoining these areas have changed over many years.

I very much hope that you find my article interesting on this subject as throughout my findings I discovered just how closely the public and private sector work together and rely upon each other within the development of the community and the prosperity of the local areas. Within this magazine I also report on the success of our very first property auction at Somerset House, Halifax. The event was very well attended and we are very much looking forward to our next auction which will take place in the Autumn 2011.

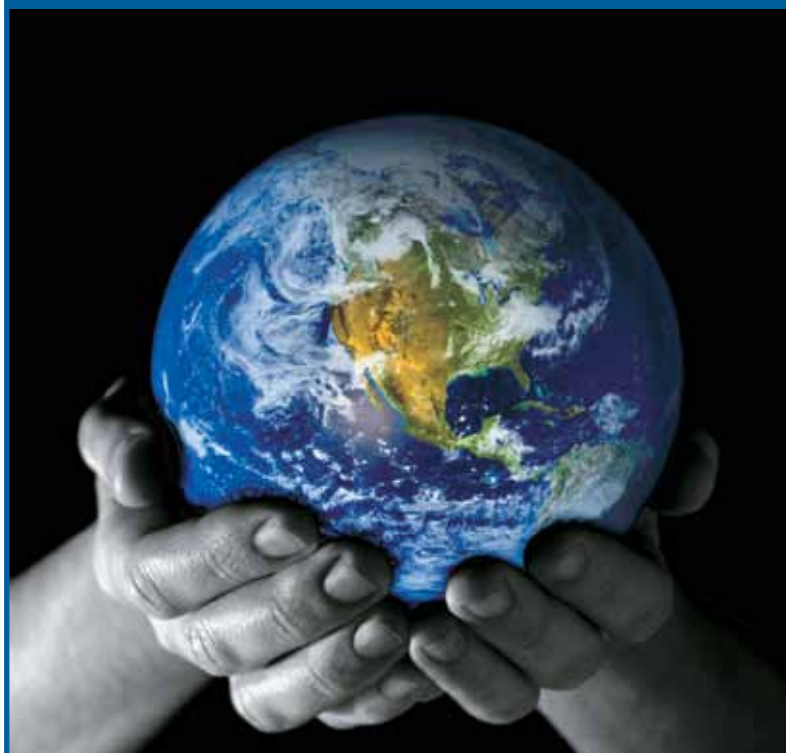
I would additionally like to thank our clients at Ponden Hall, Steve Brown and Julie Akhurst who have very kindly written their very own feature on their beautiful period home Ponden Hall situated in the heart of Brontë Country in Stanbury, Near Howarth.

Finally, many thanks to the number of local businesses for their support in compiling this magazine and the written contributions which all make interesting reading.

I very much hope that you enjoy our magazine and should you wish to be included within our next edition, which is distributed throughout Calderdale, then please do not hesitate to contact Kerry Pearce on 01422 380100.

Also do not forget that this issue is also available as an "E book" on our website www.chnockbates.co.uk.

Contents



3

Introduction by Stewart Charnock-Bates MRICS

4

The Charnock Bates Team

5

Breaking News

8-15

Property Listings

16-17

Tax Efficient Investing - The Basics

18-23

Property Listings

26-27

Under the Hammer

28-33

Property Listings

35-37

A different View

42-43

Property Listings

44-45

Ponden Hall - A home guaranteed to take you to "Wuthering Heights"

46-62

Property Listings



From left to right- Kerry Pearce, Leanne Elliott, Carolyn Harris, Stewart Charnock-Bates, Rachel Spencer, Beverly Charnock-Bates, Jean Keech and Lydia Baldwin.

So far, this year has been very eventful and exciting for Charnock Bates as we launched our new Auction department, with our first auction being held in the beautiful function room at Somerset House (read about the event on page 27).

The market has continued to be challenging and I felt expanding into property auctions would offer an additional professional service to our clients as an alternative option in which to obtain a quick guaranteed sale.

This offered a great and exciting challenge for the team at Charnock Bates who with their positive attitude and enthusiasm were all very keen and eager to make a great success of it, and all of whom gave up a month of weekends to ensure all the available auction properties were open for viewing. There has also been reams of legislation and procedures for them to learn. So, we are all now better prepared to offer advice to our clients.

I am extremely proud of the strong team spirit, enthusiasm and commitment of all the staff at Charnock Bates, which is the recipe for our success.

Leanne and Kerry are both long serving members of staff, who thoroughly enjoy working together, they are extremely knowledgeable and involved in all company operations.

Leanne is a Senior Valuer, who excels at property photography which is so impressive that she also does the photography for all our properties. Together with Kerry producing brochures on each property they produce all the sales information. Their fantastic and speedy teamwork enables us to produce brochures and advertise properties on the internet, on our website and rightmove, and in the media incredibly quickly as we are not relying on the services of any other company.

On most occasions they can have a property ready to advertise within hours of their visit to the property. I often wonder if they could make it into the Guinness Book of Records if there is a category!

In addition to this and dealing with all aspects of property sales and negotiations and office operations, Kerry manages all the company advertising, and is

responsible for the production of the company magazine 'A Different View', of which she really has done a tremendous job!

Lydia initially worked weekends for the company for 2 years and as a valued member of the team progressed to working full time. Lydia, has gained knowledge of sales progress and through her experience working with Kerry and Leanne she is taking on more responsibility regarding sales follow up and manages the switchboard and all the smooth running of general office operations and accounting.

This brings me on to introducing Rachel, who has been working weekends at Charnock Bates for a couple of years whilst completing her degree course. Having now gained her degree Rachel has just joined Charnock Bates as a full time member of staff, initially she will be involved in all aspects of the business to build her knowledge and experience. Rachel is extremely keen to have a long and successful career with us and has warned me that she intends to pick my brain of knowledge!

If there are any young people out there dreaming of a career in property, this demonstrates that a weekend job at Charnock Bates can offer great opportunity!

We are also delighted to have Jean on our team who is always happy and enthusiastic in her role accompanying viewings and assisting with many varied and valuable duties in the office.

Carolyn does a tremendous job of accompanying prospective buyers around the beautiful homes we offer for sale, she is very professional and a great ambassador for Charnock Bates, she does a fantastic job.

Sarah remains on maternity leave, she must be missing us by now and we look forward to welcoming her back very soon!

Last but not least my Wife Beverly, a Company Director and property professional has been involved in property sales and development on a grand scale for many years and whilst she doesn't work in the office she offers support and good advice with her sharp mind, and wide knowledge and experience.

palmer & palmer

'Add some sparkle to your home'



Bespoke Fitted Kitchen Design

Bespoke Fitted Bedroom Design

Studies and Open Plan Living

**Come and visit our
fantastic showroom
- open from 9 till 5
Tuesday to Friday
and 9.30 till 4 on a
Saturday.**



Unit 1 Lower Brear / Leeds Road / Halifax / HX3 7AG

Tel: 01422 201244 Fax: 01422 203532



House of Elliot



Open Mon-Sat 9.30am - 5.00pm

Junction 24 M62, follow the signs for Huddersfield A629. We're just 200 yards on the right

213 Halifax Road, Birchencliffe, Huddersfield.

Tel: 01422 377911 - info@houseofelliot.biz

www.motherofthebrideoutfits.co

THE HOUSE OF ELLIOT WELCOMES NEW CUSTOMERS. ON PRODUCTION OF THIS ADVERT
COMPLETE WITH THE MAGAZINE WILL RECEIVE
10% DISCOUNT IN STORE VALID UNTIL SEPTEMBER 2011.



CRAWSTONE LAITHE GREETLAND

A superb detached residence situated within private grounds & approx 11 acres of land.

Comprising, hall 2 reception rooms, kitchen, utility, study, W.C, 4 beds, 2 en suites & bathroom. Gardens, views, barn, stables, garages with office, snug, tack room, boot room, W.C, gym, store.

Leeds approx 20 miles. Manchester approx 30 miles.

Guide Price £1,350,000

70 Commercial Street
HALIFAX
T: 01422 380100



121 Park Lane
LONDON
T: 0207 0791479

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

Charnock Bates
Chartered Surveyors



PITTS FARM CRAGG VALE

A substantial detached period residence set within superb landscaped grounds with approximately 4.5 acres of grazing land. Comprising, halls, study, W.C, 3 reception rooms, dining kitchen, utility, W.C, 5 double bedrooms, 2 en suites, laundry room and house bathroom. Approx 2 acre gardens, garages, land, barn/stables and summer house/ leisure suite.

Leeds approx 23 miles. Manchester approx 28 miles.

Guide Price £1,275,000

70 Commercial Street
HALIFAX
T: 01422 380100



121 Park Lane
LONDON
T: 0207 0791479



UPPER WATLING FARM NORLAND

A splendid Grade II Listed detached property dating back to the early 16th C, benefiting from equestrian facilities and detached barn with p/p to convert into a 5 bed dwelling.

Comprising, hall, 3 reception rooms, kitchen, utility, W.C, study, cellars, 6 beds, 2 en suites & 2 bathrooms. Gardens, approx 18 acres, views, stables, garaging, menage & barn with p/p.

Leeds approx 25 miles. Manchester approx 30 miles.

Guide Price £1,250,000

70 Commercial Street
HALIFAX
T: 01422 380100



121 Park Lane
LONDON
T: 0207 0791479



BURNSIDE HEBDEN BRIDGE

An imposing detached residence offering an eclectic mix of old & new, currently utilised by 2 families having the potential to be brought back together to create one substantial mansion house.

Comprising, 2 W.C's, 3 reception rooms, 2 kitchen's, utility, cellars, 7 beds, bathroom, 2 shower rooms and office. Garages, outbuildings, approx 2 acre grounds & outdoor pool.

Leeds approx 30 miles. Manchester approx 30 miles.

Guide Price £1,195,000

70 Commercial Street
HALIFAX
T: 01422 380100



121 Park Lane
LONDON
T: 0207 0791479

Antony M Pearce Joinery

All aspects undertaken



- Kitchens • Bedrooms • Studies
- Windows & Doors • Roof Lights
- Extensions • Renovations
- Property maintenance

Tel 07989 356281
antony.pearce@hotmail.co.uk

**PROPERTY CARE
ASSOCIATION
MEMBER OF THE
GUARANTEE PROTECTION
ADMINISTRATION LTD**

EXPERTTREAT LTD



Guarantee Protection Insurance Ltd



TEL: 01422 883535

- Damp Proofing • Pointing
- Woodworm • Dry/Wet Rot
- Structural Strapping • Wall Tie Replacements
- Building • Alterations Refurbishments
- Cellar/Basement • Tanking & Dry Lining
- Conversions Systems
- Storm Damage • Roofing

www.experttreat.co.uk

BOB WILD 
Grass Machinery Ltd **JOHN DEERE**



Prices start from £1486 + VAT

- Walk behind mowers
- lawn & compact tractors • all types of garden machinery • pressure washers
- Used equipment • Hire

**Unit 7 & 8 White Lee, Mytholmroyd
Hebden Bridge HX7 5AD**

**Tel: 01422 883322 Fax: 01422 886999
www.bobwild.co.uk sales@bobwild.co.uk**

Superb Summer discounts from Pearl Frame



All products also available in Grade 1 PVCu featuring a wide choice of permanent colour finishes.

Up to 30% genuine discount

across our complete range of orangeries, conservatories, windows and doors.

Example:

A beautiful 4m x 4m orangery fully fitted including all building and electrical work, a solid glass roof **and your VAT**

NORMAL PRICE
£21,400

OFFER PRICE
ONLY

£14,900

Pearl Frame are specialist manufacturers of engineered timber orangeries, conservatories, garden rooms, windows and bi-fold doors in hardwood, softwood, redwood and oak.



Buy with confidence, members of the DGCOS the industry's finest guarantee.



The Vanbrugh range of engineered timber conservatories, orangeries, windows and doors from sustainable sources.



The Country range of Grade 1 PVCu windows, doors and conservatories available in a wide range of colour finishes.

For a colour brochure on our complete range telephone:

01274 675111

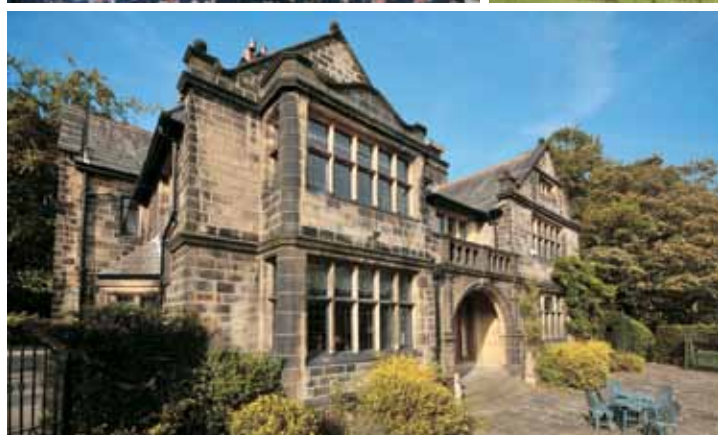
www.pearlframeconservatories.co.uk

1 Hanworth Court, Hanworth Road, Low Moor, Bradford BD12 0SG

SHOWROOM OPENING TIMES:

Monday to Thursday 8am - 4.30pm Friday 8am - 2pm
Saturday by appointment





THE OLD VICARAGE CRAGG VALE

A superb detached Grade II Listed former vicarage built in 1901 in memory of the local mill owner Hinchliffe Hinchliffe by his daughter, Helen Strickland, of Cragg Hall.

Comprising, halls, 4 reception rooms, kitchen, 2 bathrooms, 3 W.Cs, shower room, sitting room & 6 beds. Garage, office, gardens & approx 6 acres of grazing land.

Leeds approx 30 miles. Manchester approx 25 miles.

Guide Price £1,100,000

70 Commercial Street
HALIFAX
T: 01422 380100



121 Park Lane
LONDON
T: 0207 0791479

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



STONEDALE NORTHOWRAM

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

Comprising, hall, 3 W.C's, living kitchen, utility, lounge, dining area, sunroom, family room, 6 beds, dressing room, 5 en suites & 2 store rooms, (potential to create a study/2nd kitchen/7th Bedroom). Garage & approx 1/2 acre of gardens. ADDITIONAL LAND ADJOINING THE PROPERTY AVAILABLE BY SEPARATE NEGOTIATION.

Leeds approx 15 miles. Manchester approx 35 miles.

Offers Over £999,950

70 Commercial Street
HALIFAX
T: 01422 380100



121 Park Lane
LONDON
T: 0207 0791479

Tax Efficient Investing The Basics

By Robert Brear BSc(Hons) Dip PFS IFA



The 6th April 2011 was an important date for investors. Following a number of announcements in recent budgets some significant changes to various allowances took place on this date. I intend to look at two of the main ones here.

ISA's

From this date the amount that can be invested into an ISA (Individual Savings Account) increased from £10200 to £10680 per adult for tax year 2011-12. Although ISA's have been around since 1999 in my experience many people still have a number of misconceptions about these important investment vehicles.

Because the banks and building societies do a great job of promoting predominantly cash ISA's on TV and on billboards some investors only ever use their cash ISA allowance and disregard the investment ISA element of the allowance. As a result they put £5340 into a cash ISA and leave £5340 of unused investment ISA allowance.

I think the reason for this is down to the perception of risk, many investors think that when it comes to ISA's you either buy a cash ISA or a risky stocks and shares ISA. In reality however it is very different, a whole range of investment funds are permitted within an investment ISA ranging from very cautious to super adventurous. The funds that will be suitable is down to the individual risk tolerance of the client and how that is matched to appropriate funds by a good quality IFA.

With interest rates on many types of savings accounts being at a record low it could be worth exploring the alternatives.

Another common issue is some investors don't realise that if they don't take out a cash ISA in a particular tax year they can invest a full £10680 into an investment ISA.

Many Independent Financial Advisers (IFA's) such as ourselves use some kind of investment platform for client ISA portfolio's. An investment platform or wrap is a way of accumulating assets in your chosen tax wrapper, whether it

be an ISA, Pension, Investment Bond or a collection of OEICS (Open ended investment company schemes) or Unit Trusts. The main benefits being the huge range of different investment funds which are available within a streamlined administration process. These can be tailor made to match a client's attitude to investment risk.

ISA's enjoy considerable tax advantages as virtually all growth and income is tax free except a small amount relating to company dividends.

Pension's

The 6th April was also an important date for pension investors, a new annual limit on personal contributions was introduced of 100% of earnings or £50,000 per annum whichever is the lower.

Employer contributions, such as those being made by directors of their own limited companies can be made up to £50,000 per annum regardless of income.

Also at the same time a concession was brought in to allow carry forward of unused pension allowances for up to three previous tax years where contributions of £50,000 per annum have not been made. In practice this means that many Directors, Partners and high earning employees will be able to receive or make substantial pension contributions and save considerable amounts of company and personal tax.

The current lifetime allowance(the maximum amount that an individual can have in their pension pot by retirement) is also to be reduced from £1.8 million down to £1.5 million in 2012/13 tax year. Where an investor were to exceed this limit a special punitive excess charge would apply.

If you are thinking about getting the best out of your available ISA or pension allowances speak to us in the first instance we are always willing to take on additional clients.



Why choose Bentley Brear Ltd...

- We offer an independent view - look at the whole market to recommend the best plans for you.
- Face to face - we offer advice on a personal level at your home or office or alternatively at our office in Ripponden.
- At a time to suit you - meetings can be arranged through the day or evening to fit in with your lifestyle.

Talk to an independent financial adviser for help deciding:

- which financial steps to take;
- the best products available in the market to meet your needs;
- your priority needs for your personal circumstances.

Take control of your financial future, contact us on

Tel: **01422 825402 or 07798 804471**

Email: **advice@bentleybrear.com**

Web: **www.bentleybrear.com**



HOLME LANE FARM DONCASTER

An impressive, substantial detached home with equestrian facilities and a self contained annex.

Comprising, 3 reception rooms, study, conservatory, kitchen, utility, W.C, 5 beds, 3 en suites, dressing room & bathroom. Annex with living kitchen, 2 beds & bathroom. Courtyard, gardens, approx 10.5 acres, stables, barn & stores.
FURTHER 25 ACRES OF LAND AVAILABLE BY SEPARATE NEGOTIATION.

Doncaster approx 7 miles. Leeds approx 31 miles.

Guide Price £974,000

70 Commercial Street
HALIFAX
T: 01422 380100



121 Park Lane
LONDON
T: 0207 0791479

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

Charnock Bates 
Chartered Surveyors



PONDEN HALL STANBURY

An exceptional Grade II* Listed historic detached manor house enjoying spacious accommodation, superb views & approx 4 acres of land. Comprising, halls, study, 2 reception rooms, dining kitchen, utility, cellar, 6 beds, shower room, 2 bathrooms & adjoining annex with open plan living area, 2 further bedrooms & 2 en suites. Parking & gardens.

For an owners perspective on life at Ponden Hall first hand see the website- www.pondenhall.moonfruit.net
Leeds approx 30 miles, Bradford approx 16 miles, Halifax approx 14 miles.

Guide Price £950,000

70 Commercial Street
HALIFAX
T: 01422 380100



121 Park Lane
LONDON
T: 0207 0791479



LOWER WOOD LANE FARM SOWERBY

A substantial Grade II Listed detached farmhouse dating back to approximately 1630 with an 18th century converted barn attached with approx 2 acres.

Comprising, porch, 5 reception rooms, study, W.C, dining kitchen, utility, cellar, 6 beds, en suite, house bathroom, shower room & mezzanine room. Gardens, parking & views. Approx 2 acres available by separate negotiation.

Leeds approx 20 miles. Manchester approx 27 miles.

Guide Price £875,000

70 Commercial Street
HALIFAX
T: 01422 380100



121 Park Lane
LONDON
T: 0207 0791479

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



UPPER COCKROFT RISHWORTH

An impressive, Grade II* Listed, 17th century Yeoman's residence built during the Reign of Charles I in 1642.

Comprising, halls, store, 3 reception rooms, kitchen, utility, study, cellar, 5 beds, en suite, W.C & bathroom. Parking, courtyard, approx 1 acres grounds, garage, stables/store.

Leeds approx 20 miles. Manchester approx 30 miles.

Guide Price £845,000

70 Commercial Street
HALIFAX
T: 01422 380100



121 Park Lane
LONDON
T: 0207 0791479



THE OLD HALL TODMORDEN

A rare opportunity to purchase a substantial Grade II* Listed Elizabethan Manor House with potential for a variety of uses currently run as a restaurant. Comprising, drawing room, halls, 3 dining rooms, W.C's, kitchens, stores, cellars, function room, lounge, 3 beds, en suites, bathroom, lounge & office. Parking & gardens.

Leeds approx 30 miles. Manchester approx 25 miles.

Guide Price £795,000



CALDENE CROFT MYTHOLMROYD

An impressive, immaculately presented detached family home set within a premier location. Comprising, hall, 3 reception rooms, kitchen, utility, W.C, 6 double bedrooms, 2 dressing rooms, en suite, sitting room & 2 bathrooms. Garage & gardens.

Leeds approx 25 miles. Manchester approx 30 miles.

Guide Price £795,000



WHITEGATE HEAD FARM RIPPONDEN

A substantial detached farmhouse situated within a rural position with outstanding views.

Comprising, hall, 2 reception rooms, W.C, living kitchen, utility, 6 beds, en suite, dressing room, bathroom & stores. Gardens, parking, stables, outbuilding, & approx 8.5 acres.

Leeds approx 25 miles. Manchester approx 25 miles.

Guide Price £789,000



MARLDON HOUSE NORTHOWRAM

A superb gentleman's residence enjoying approx 1/2 acre grounds & extensive views.

Comprising, hall, W.C, 3 reception rooms, study, kitchen, large utility/store, leisure suite with swimming pool & large hot tub, 4 beds, en suite, dressing room, bathroom & shower room. Gardens & garages.

Leeds approx 15 miles. Manchester approx 35 miles.

Guide Price £695,000

TONI&GUY™

HALIFAX



VISIT **TONI&GUY HALIFAX**
TO ACHIEVE YOUR PERFECT STYLE
FROM THIS AWARD-WINNING
HAIR SALON GROUP

SPECIAL OFFERS!

CUT & BLOW DRY **£25**
SAVING YOU £10

MEN'S CUT
& BLOW DRY **£20**
SAVING YOU £9

T-SECTION
HIGHLIGHTS **£35**
SAVING YOU £15

FULL HEAD TINT/
GLOSSING **£25**
SAVING YOU £12

With selected stylists only.
Can not be used in conjunction with any other offer.
Offers valid until end September 2011.

For an appointment call

01422 343838

Visit the salon at **3-5 Crown Street Halifax HX1 1TT**

www.halifaxhificentre.co.uk



for all your
Multi-room audio, TV,
video, DVD, Blu-Ray

Call in and see us at
Westgate Arcade Shopping Centre,
Halifax (next door to La Luna Café Bar)
or call 08000 699 201

main dealers for

BOSE
Better sound through research®
Lifestyle and 3-2-1 surround sound systems



All the music you want. All over your house.
Multi-room music from your computer and streamed from the internet

**GUARANTEED
UNBEATABLE
PRICES**

**HAD ANOTHER
QUOTE?**
We will **BEAT** any
like for like quote!



HALIFAX
kitchen
COMPANY

**Established
since 1987**

Skircoat Road, Halifax

**Freephone
0800 5677425**

**Telephone
01422 330395**

www.halifaxkitchens.co.uk

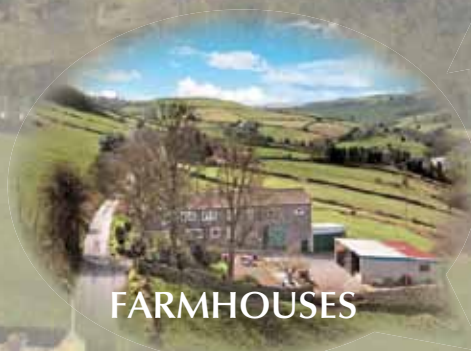
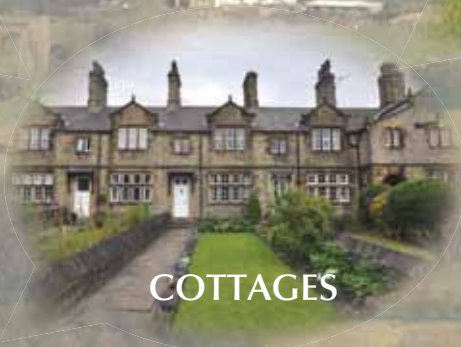
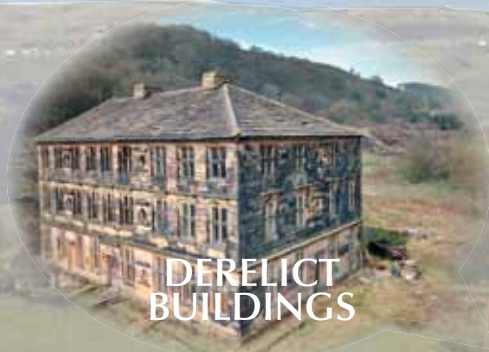


Charnock Bates

Chartered Surveyors & Auctioneers



NOW TAKING LISTINGS FOR OUR AUTUMN AUCTION



Charnock Bates

Chartered Surveyors & Auctioneers



70 Commercial Street, Halifax
Tel: 01422 380100

www.charnockbates.co.uk



Charnock Bates
Chartered Surveyors & Auctioneers



Under the Hammer



Our first property auction proved to be a great success with over 200 people attending during the evening which was held in fabulous surroundings within the

splendour of Somerset House in Halifax. All of the lots received interest on the evening with successful sale achieved for many clients.

The auction as a whole has proved

to be a great success not only during the evening but as an event as a whole. The event has proved that the properties features at the auction can become a talking point and as such a centre of attraction.

As a result of this several lots were sold before the auction evening and the same number of sales have also been agreed on auction Lots after the evening. Therefore, what has become interesting and abundantly clear is that by offering your property available at our auction that it is not just available on the night. Listing your property for auction merely brings your property to people's attention that you are prepared to sell for a realistic price within a reasonable time scale.

To the satisfaction of many of our clients our first auction provided a satisfactory outcome in respect of the results achieved and as such



we are very much looking forward as a company to future events.

May I thank all of our clients for listing their properties with us for our first property auction and providing us with a great opportunity.

Should you wish to discuss the suitability of your property for our next property auction then please contact Stewart as soon as possible where he would be delighted to discuss a way forward.





ABBOTS ROYD BARKISLAND

An impressive detached period property dating back to 1826 enjoying superb gardens & views.

Comprising, hall, 3 reception rooms, W.C, kitchen, cellar, 4 double beds, en suite, bathroom & attic. Parking, garage, gardens & paddock.

Leeds approx 20 miles. Manchester approx 25 miles.

Offers Over £695,000



THE PLAINS ELLAND

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

Comprising, hall 2 reception rooms, games room, kitchen, leisure suite with cloakroom, gym, sauna & pool, 4 double beds & 4 en suites. Garage's & approx 0.9 acre grounds.

Leeds approx 20 miles. Manchester approx 30 miles.

Guide Price £675,000



WOODHOUSE COTTAGE SAVILE PARK

A well presented detached family home dating back to 1850, enjoying private grounds.
Comprising, 2 reception rooms, snug, kitchen, utility, W.C, 5 beds & 2 bathrooms. Garage with games room & shower above,
approx 0.97 acre grounds & views.

Leeds approx 12 miles. Manchester approx 30 miles.

Guide Price £669,000



WHITE BIRCH FARM LUDDENDEN

A superb Grade II listed detached property with adjoining barn offering potential to create further accommodation set within approx 2.7 acres.
Comprising, hall, 2 reception rooms, snug, kitchen, shower room, cellar, 4 beds, en suite, W.C & bathroom. Garage, utility, gardens & woodland.

Leeds approx 20 miles. Manchester approx 30 miles.

Guide Price £625,000



WEST SCHOLES FARM QUEENSBURY

A magnificent, detached well presented barn conversion benefiting from approx 11.5 acres of grazing land. Comprising, lounge area, dining area, living kitchen, utility, WC, shower room, master bedroom suite with dressing area & en suite bathroom, 3 further double beds & en suite. Garage & gardens.
Leeds approx 18 miles. Manchester approx 37 miles. Bradford approx 6 miles.

Guide Price £625,000



BREARLEY HOUSE EAST LUDDENDENFOOT

A superior mid 19th century period property offering stylish accommodation & superb grounds. Comprising, hall, W.C, 2 reception rooms, kitchen, cellar, 5 beds, dressing room, 2 en suite bathrooms & bathroom. Parking, views, gardens & approx 4.5 acres of woodland.
Leeds approx 25 miles. Manchester approx 30 miles.

Guide Price £595,000



STUBBING BARN GREETLAND

A unique, drystone built Grade II Listed converted barn enjoying contemporary accommodation & approx 4 acres of land.
Comprising, dining hall, morning room, kitchen, utility area, lounge, garden room, 4 beds, en suite bathroom, W.C & bathroom.
Agricultural building, garage/ workshop, views & gardens.
Leeds approx 20 miles. Manchester approx 30 miles.

Offers Over £595,000



LOWER BROWN BIRKS TODMORDEN

A superb detached period property which would appeal to those with equestrian interests. Comprising, hall, cellar, kitchen, 3 reception rooms, W.C, study, 5 beds, 3 en suites & bathroom. Gardens, views, stable block/stores.
Leeds approx 31 miles. Manchester approx 25 miles.

Guide Price £595,000



ACRE FARM HEPTONSTALL

A superb Grade II Listed farmhouse c1675 with parts believed to date back to 1500's enjoying views over the National Trust Park of Hardcastle Craggs.

Comprising, lounge/ dining room, kitchen, snug, W.C, 4 beds, en suite & bathroom. Gardens, garage/ stable & approx 5 acres of land.

Approx 9 acres available by sep neg.

Leeds approx 28 miles. Manchester approx 32 miles.

Asking Price £595,000



CRAVEN HOLE FARM WARLEY

A stylish recently renovated semi detached property situated within a rural location with superb views.

Comprising, 2 reception rooms, living kitchen, utility, study, W.C, 4 beds, 2 en suites & bathroom. Set within approx 3/4 acre including gardens & paddock. Parking & good sized outbuilding/4 car garage.

Leeds approx 25 miles. Manchester approx 30 miles.

Asking Price £595,000



SUNNYFIELDS CATTERY RASTRICK

A spacious detached property currently run as a cattery business with 49 chalets catering for 63 cats and approx 2.5 acres of land. Comprising, hall, 2 reception rooms, dining kitchen, 6 double beds, 2 en suites & 2 bathrooms. Parking, cat chalets, preparation rooms, 3 stables & approx 2.5 acres of land.

Leeds approx 15 miles. Manchester approx 30 miles.

Offers Over £595,000



GOSPORT HOUSE OUTLANE

An impressive detached former mill owner's house retaining many of its original features benefiting from private grounds. Comprising, hall, 3 receptions, 5 beds, kitchen, cellars, 3 WC's, study, bathroom, shower room, workshop. Garage's, outhouse, & approx 1/2 acre of gardens.

The rear of the property has the potential to be re-converted to a self-contained cottage."

Leeds approx 20 miles. Manchester approx 25 miles.

Asking Price £560,000

Elegance in contemporary and traditional lighting from



Halifax, New Brunswick Street
Halifax HX1 5BW
tel: 01422 363525

Also at:

Rochdale, Haynes Street
off Whitworth Rd OL12 0UW
tel: 01706 860860

Bradford, 113 Manningham Lane
Manningham BD8 7JA
tel: 01274 731333

Dewsbury, Webster Hill
Huddersfield Road WF13 2RU
tel: 01924 465802



www.harrisonlighting.co.uk | email: sales@jgharrison.co.uk

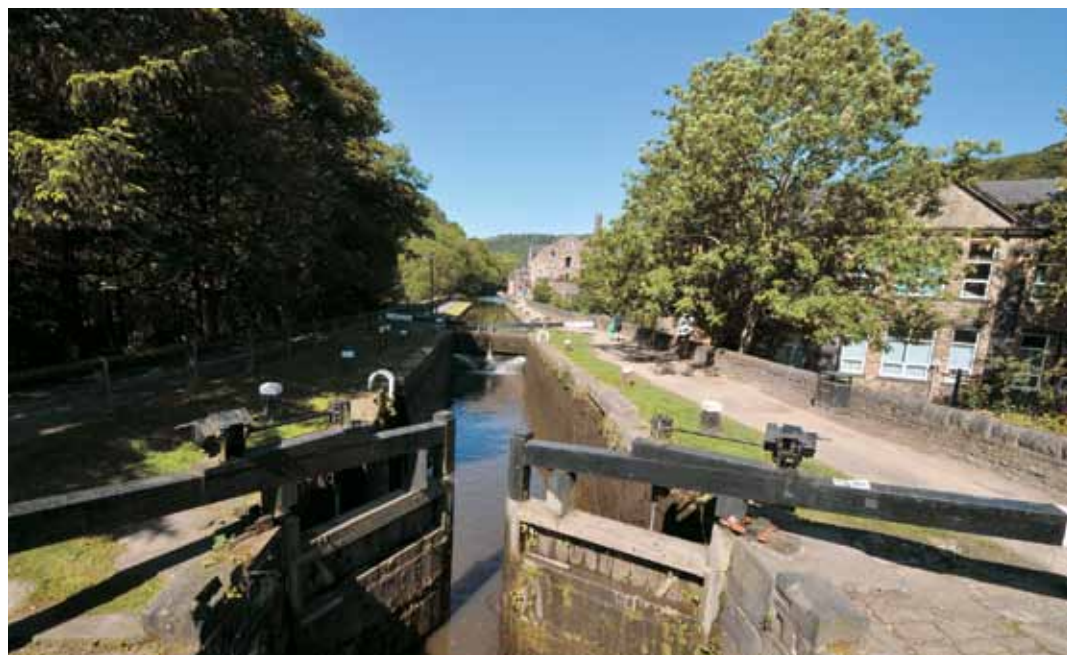
a different **view**

Unlocking Calderdale

Canals Provide Business Opportunities

Transport, communication and property are invariably interlinked as I have highlighted in earlier magazines. Previously I have looked at the impact of the value of properties as a result of their close proximity to either the rail network or the M62 Leeds/Manchester corridor. As yet I have not looked at how the waterways can affect property, so I thought it would be interesting within this magazine to look at how canals were established and the uses of properties surrounding the canals and how they have since changed over a period of time within our area.

Property regeneration is of great interest to me because with a constructive planning system it brings together local government and private businesses to redevelop the community in a positive way which both benefits individuals and ultimately enables market forces to determine the future use of buildings. This is particularly evident when we look at the origin of canals, the initial use of buildings surrounding the canals and what those buildings are used for today. But before we move forward it is important to look at and fully appreciate how the concept of the canal network established itself in the first place.



Locks approaching Hebden Bridge

Back in the 18th Century the vast majority of freight, particularly heavy materials, were transported by unsatisfactory roads with very little other alternatives available at that time. As a result of this in 1757 a survey was carried out by John Smeaton with a view to constructing a system of navigable waterways in the Halifax Parish. This survey led to canals being constructed to link up in the West

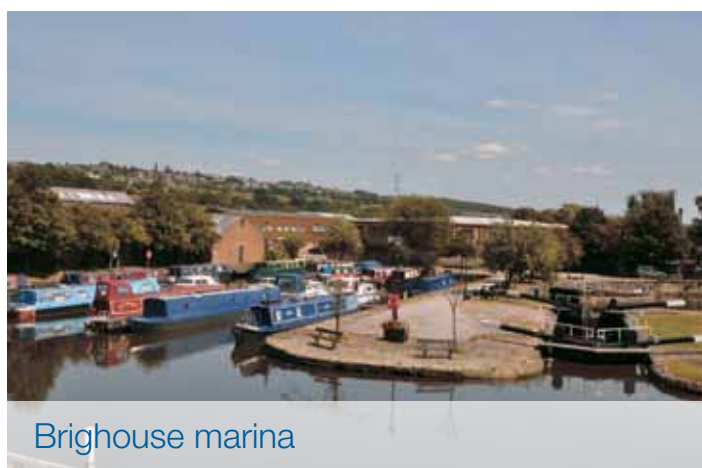
Riding, the Calder and Hebble and the Rochdale Canals. This waterway ran via Todmorden, through Hebden Bridge and Sowerby Bridge to Halifax from where it continued to Brighouse. This was later added to in 1825 from Salterhebble to Bailey Hall which proved invaluable to Mackintosh's toffee factory.

All in all these particular waterways included the 33 mile Rochdale Canal, which runs from the heart of Manchester to the 21 mile Calder and Hebble Navigation at Sowerby Bridge. The Navigation then runs through Elland into Brighouse and beyond.

The construction of the canals during this period provided much improved communication opportunities for businesses and ultimately led to the building of all of the factories, warehouses and mills adjoining the canal network. This enabled businesses to reduce transport costs by being adjoining to their mode of transport and this

proved to be invaluable for mills and factories in the central district of Halifax until as recent as the end of the 2nd World War. Gradually then over a period of time canals fell into disuse as their commercial use no longer remained viable, as did the buildings adjoining them, because it was at this time that the growth in other forms of transport were growing so rapidly that the need for canals in their historic use was no longer sustainable. Within the development and success of many businesses the speed and cost of transportation go hand in hand and as such the improvements in the rail network and the roads were accelerating beyond the need for canals anymore.

It would seem then that at that time many of the buildings built adjoining canals would never be used again and would remain redundant as they were purpose built for a particular commercial use adjoining a specific method of transport.



Brighouse marina



Converted mills in Sowerby Bridge

Thankfully, though, this was not to be the case but it was not until the 1980's that a move was made to restore some of the old waterways with a view to a complete diversification from the previous use of the canals. Historically, canals were seen specifically as being a form of transport for freight for businesses, but now the canals were being seen as areas of natural beauty which provided opportunities for wildlife, the leisure industry and future business opportunities for alternative uses within the buildings adjoining the waterways. So interestingly the canals were now being revolutionary changed where only leisure and alternative commercial opportunities would seem to be the way forward.

But what about all of the buildings, which were invariably well constructed stone built properties, what would become of them over the future years, would they remain empty and redundant? There were two main reasons for why these buildings became empty in the first place, one of which was the location relative to communication links, ie, the canal and secondly better and more energy efficient buildings were now being built. In order for many of these buildings to be brought back to former glory it was generally accepted that there was a need for people to work in partnerships which may include the British

Waterways, local government and private enterprise. For example, in 2005 two of Sowerby Bridge's important listed buildings on the Calder and Hebble Navigation were brought to life in a £2.2m project. Today the properties have been transformed to feature office, retail and restaurant space as well as artisan workshops. The project also kept the working boat yard, a repair yard which includes a historic wet dock. Also the Sowerby Bridge Wharf now is home to the Tuel Lane Lock which is the deepest lock in England and the joining point of the Rochdale Canal and Calder and Hebble Navigation.

Additionally, along the whole section of the canal in Sowerby Bridge and the Wharf many of the original mill buildings have been converted into residential apartments. The conversion of many of these mills into apartments has complimented the change of use of other mills into commercial uses. The mills now provide places to live for people who may work nearby but they also provide restaurants, bars and other leisure activities (see picture at top of page) for the people who live in these apartments to enjoy during their spare time. This type of regeneration of buildings and the attraction of the canals has combined to produce a different sort of life around the canals where there is now activity throughout the

day. Whether it be from individuals working in offices, living in apartments, eating in a restaurant, boating or walking- these are now typical uses of what is life around a vibrant canal network. The example I have described in

Sowerby Bridge is not in isolation and similar types of redevelopment can be seen in Elland, Brighouse and in particular Hebden Bridge. Within Elland (as can be seen in the photograph below) you can see here a view over the canal with



Elland basin

buildings both old and new on the canal side. There are new offices, converted offices, apartments and licenced premises all creating a different way of life that what was experience when the canals were first constructed.

Similarly in Brighouse old and new buildings hug the waterways (as can be seen in the photograph opposite) where again buildings have changed uses in a variety of different ways.

Finally, Hebden Bridge has also been the subject of major investment around the waterways. For example in 2004 Hebden Bridge opened its very own canal and Visitor Centre. The centre provides general tourist information on travel and accommodation but also tells the story of the Rochdale Canal with particular emphasis on the section that runs through Calderdale. (see picture below). Not only has Hebden Bridge achieved its very own Visitor Centre but it also is the subject of many successful renovation projects of previously redundant commercial buildings. What I find inspirational is that there are many groups still striving to improve the canals and the accessibility of them. With this in mind Calderdale Council are presently preparing a 780,000 bid to the heritage Lottery fund. This money will be used directly for



Apartments overlooking the canal in Brighouse

the canals and will also upgrade displays at the Canal Visitor centre in Hebden Bridge. It is important that the local government, central government, British Waterways, local groups and individual people continue to support, develop and enhance the canals and their surroundings. This investment by such groups will then benefit

very much from private enterprise investing into buildings and businesses adjoining canals which will then bring individuals and their families to enjoy the whole concept of why canals were constructed and how we can use them for our own benefits in the future.

This is a fantastic example as a

model of how the public and private sector can work together in harmony. The restoration of the canals over the last twenty to thirty years by the public sector has created numerous opportunities for private enterprise. The example of the redevelopment of the canal network proves that the two cannot exist in isolation and that they both need each other to work coherently together. Without the investment into the canals by the public sector I feel quite sure that many of our old factories and mills may still remain empty. The investment by the public sector has made the canal network attractive and a tourist attraction, as a result of which private investment has followed to support the individuals attracted by the waterways in the hope that businesses will profit and flourish in the future.

Therefore, I hope that you agree with me that what has been achieved thus far has been of great success in Calderdale but there is a continual need for investment into the waterways to ensure that we all benefit, from a life style and leisure perspective, but also that the businesses surrounding the canals continue to thrive.



Visitor Centre in Hebden Bridge

Stewart Charnock-Bates MRICS

Trinkette

www.trinkette.co.uk



Gifts for all



Baby clothes and gifts

Looking for something different?

Fashion accessories

7 Wharfe Street, Sowerby Bridge. 01422 316402
Open Mon, Weds 10-4, Tues, Thurs, Fri, Sat 9-5.30

JUDITH HARROP-INTERIOR DESIGN



Interior designer Judith Harrop works from her studio showroom in West Yorkshire.

With 26 years experience in interior and product design decorative schemes are produced for private and commercial clients in both period and contemporary properties.

Judith has a very "hands on" approach to her work and involves herself in all stages of the design process, from initial meetings and brief taking to the hanging of artwork when a project is near completion.

A team of trusted tradespersons and artisans with whom she has worked for many years ensure projects are completed to high standards.

Textiles and trimmings are her passion. Judith and her team have the ability to produce really beautiful hand made curtains, blinds and other soft furnishings in her own workroom. She has an eye for detail and the knowledge to know what will work successfully.

At the friendly showroom in Gomersal you will find a large fabric and wallpaper library plus a wide range of other interior products: furniture, lighting, flooring and upholstery, all from high end brands

Why not visit and see what's on offer...
... a browse and a coffee!

THE OLD TANNERY 224 SPEN LANE GOMERSAL WEST YORKSHIRE BD19 4PJ 01274 876529 07947007846
info@judithharrop-interiordesign.co.uk www.judithharrop-interiordesign.co.uk

the plumbers of choice

Free
iPod Compatible
Bathroom Audio System
With All Fully Fitted Bathrooms
(Minimum Spend Required. Call for Details)



Established in 1985 and based in Halifax, West Yorkshire, Nigel Kyte Plumbing & Heating Engineers have, through consistent hard work & attention to detail, become renowned & respected as 'the plumbers of choice' for domestic & commercial plumbing & heating work in the UK.

- WALL & FLOOR TILING
- SOLAR WATER HEATERS
- WET ROOMS
- CENTRAL HEATING
- **BATHROOM FITTING**
- UNDERFLOOR HEATING
- BOILERS
- GAS FITTING



Nigel Kyte 
Plumbing & Heating Engineers

Domestic & Commercial
Plumbing & Heating Services
for clients throughout the UK

Mob: 0778 527 7309

Email: nigel@kytesgas.co.uk

Web: www.kytesgas.co.uk



British Gas



British Gas Accredited

Elevated Mast Photography

Stunning

High impact photography ...with altitude!



Ground Level



Tel: 01484 722604



Cost effective photography that gets results!

Email: info@elevatedmastphotography.com Web: www.elevatedmastphotography.com

Professional photography that sells property quickly!

Nicholls
NFB ashion beauty
& **B**



Professional beauty treatments using world famous products from Decléor and Sixtus that complement designer fashions and accessories all under one roof.

APANAGE MARCCAIN
B/A/S/L/E/R **gardeur**
DECLÉOR PARIS VIENTI DONNA

352 Skircoat Green Rd,
Halifax, HX3 0RP
Tel: 01422 330556
www.nichollsfashion.co.uk

nail
the nail lounge

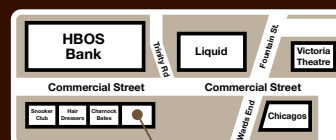
- Manicures
- Pedicures
- Acrylics

Mink

Shellac



Just call in or telephone to find out our full range of services.



**NOW RECRUITING
FOR EXPERIENCED
NAIL TECHNICIAN -
FLEXIBLE HOURS**

**10% off all treatments
with this advert until
30th September 2011.
One per person**



68 Commercial Street • Halifax • HX1 2JE

t: 01422 365389

www.nailloungehx.co.uk



8 places remaining for September entry!

Small Classes • Broad Curriculum • Excellent Results

Contact the registrar for details

Call 01274 545395 or email registrar@bggs.com



ASPIRE • SUCCEED • LEAD

BRADFORD GIRLS' GRAMMAR SCHOOL

Co-educational 2-11, Girls only 11-18

www.bggs.com Tel: 01274 545 395



FIELD HOUSE HEBDEN BRIDGE

A superb well presented detached family home situated with a small cul- de sac within a prestigious location.

Comprising, hall, 2 reception rooms, dining kitchen, utility, 4 beds, en suite & house bathroom. Double garage, distant views & gardens.

Leeds approx 30 miles. Manchester approx 30 miles.

Asking Price £550,000



HOLME HOUSE HEBDEN BRIDGE

An impressive, detached Georgian residence providing flexible accommodation currently run as a 5* Gold Bed & Breakfast situated within the heart of a popular tourist location.

Comprising, hall, 2 reception rooms, kitchen, laundry, 4 beds, 3 guest beds with en suites, main shower room, bathroom & self contained apartment.

Leeds approx 30 miles. Manchester approx 30 miles. 5 mins walk from railway station.

Asking Price £499,950



**WOODTHORPE
SKIRCOAT GREEN**

A spacious detached family home benefiting from views & private gardens.
Comprising, hall, 2 reception rooms, kitchen, conservatory, 5 beds, bathroom & 2 W.C.'s. Gardens & 2 garages.
Leeds approx 20 miles. Manchester approx 30 miles.

Guide Price £499,950

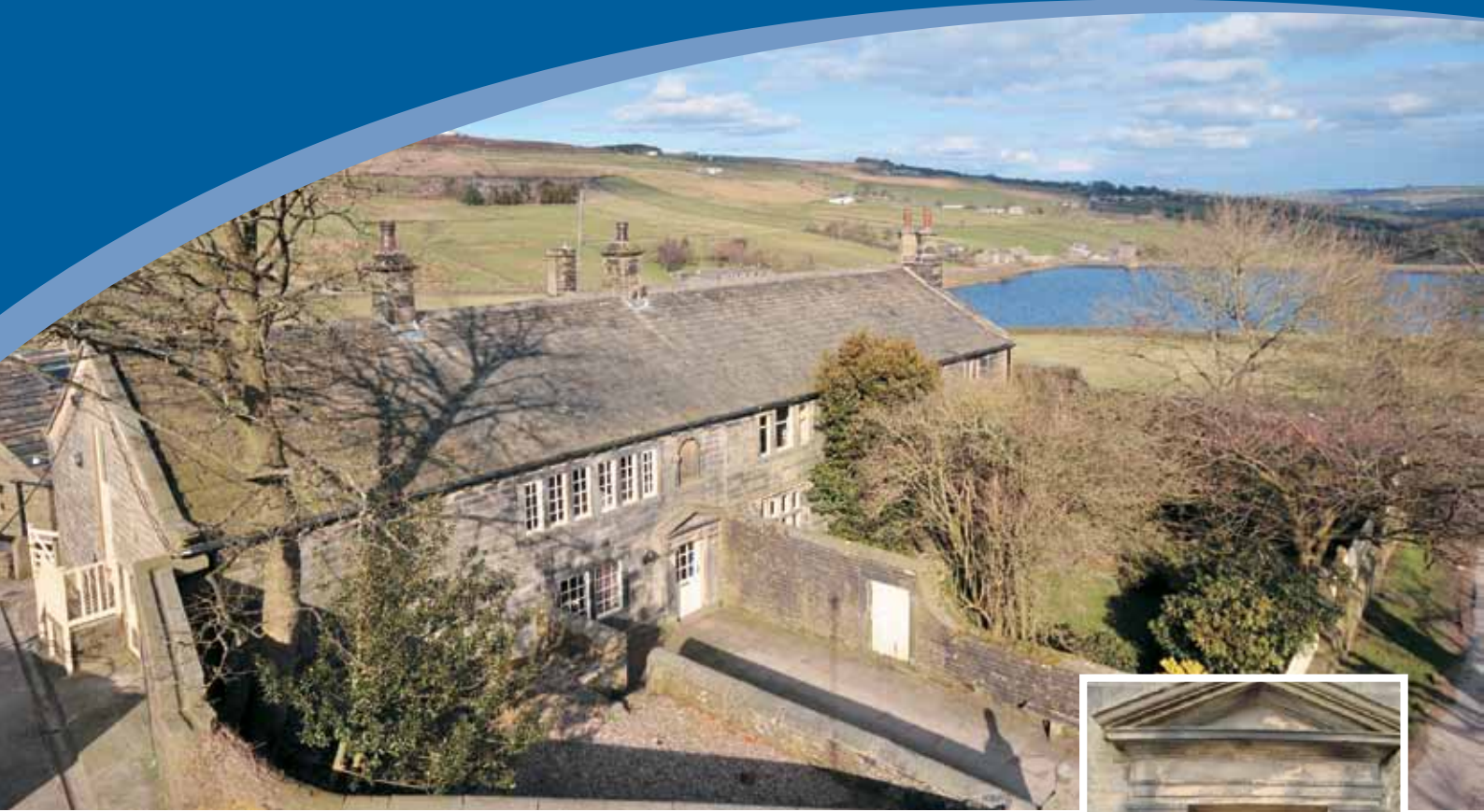


**NEW LAITHE COTTAGE
BARKISLAND**

Grade II Listed property dating back to 1725, enjoying stylish accommodation.
Comprising, hall, dining kitchen, 2 reception rooms, utility, snug/ bed 4, shower room, study, store room, 3 double beds & bathroom. Garage, outbuildings, gardens, views & approx 1.45 acres of land.
Leeds approx 20 miles. Manchester approx 25 miles.

Guide Price £499,950

A home guaranteed to take you to “Wuthering Heights”



Ponden Hall was portrayed as “Thrushcross Grange” in Emily Brontë’s famous novel

Steve and I first met Ponden Hall on a walk along the Pennine Way, one hot afternoon in June. We’d been searching for a house for 18 months or more – two sales had already fallen through – and were beginning to feel slightly hopeless.

As we crested the hill above Ponden Reservoir we paused for a moment outside a fabulous 17th-century house - walls feet thick, stone mullions and a stone slate roof - tucked behind a long row of railings, with a private, shady front garden on three levels. ‘You see, that’s the

kind of house we should be buying and bringing up a family in,’ I told Steve. ‘But that’s the kind of house that never comes up for sale.’

A week later a friend phoned to tell us about a house for sale with a Brontë connection – he knew I was a lifelong Brontë fan, and had studied their work at university. This, he told me, was reputed to have been Thrushcross Grange, the Lintons’ home in Emily Brontë’s novel *Wuthering Heights*. How we could resist?

We rocked up a day later... to find it was that same Pennine Way house, of course: Ponden Hall. We stood in the L-shaped entrance hall and fell in love before we’d seen a single room.

The following June we moved in, married a month later, have brought



Steve Brown and Julie Akhurst

up our two children there, and I can honestly say it’s been a house that has never disappointed, yielding many pleasures and a few secrets.

The house as it was then needed a huge amount of work. We spent years renewing, rebuilding and replacing (for more details see our website, www.pondenhall.moonfruit.net). And as we worked on it we discovered more and more about its fascinating history.

We discovered the Brontës visited here often. Emily used the library above the front door, then stuffed



with Gothic romances. Her one groundbreaking novel – then a scandal, now a milestone - changed English literature for ever. How much did Wuthering Heights owe to what she read in what is now our spare bedroom?

She was having tea here at the table in the front room when a litter of puppies was born at her feet. Robert Heaton, the son of the house, was embarrassed, apparently, but Emily couldn't have cared less. It must have made a great story to tell back at the Parsonage.

Robert planted a pear tree for her in the back garden – its withered remains are still here. Her brother Branwell sketched a hunting party meeting over ale in front of our big front-room fireplace.

In this part of West Yorkshire there are few houses as beautiful or as old, and none with the literary connections that make Ponden Hall unique. Which is why we are often sought out by filmmakers.

A couple of TV series have been filmed here over the years, and only recently we discovered that an early TV version of Wuthering Heights starring a very young Ian McShane

was filmed on the lane below the house. Our courtyard has doubled as a 19th-century coaching inn's beer garden; a designer has shot her entire collection posing models in various parts of our garden. And we have had our fair share of famous visitors.

Oscar-winning actress Juliette Binoche stayed here for weeks with her voice coach while preparing the role of Cathy in yet another version of Wuthering Heights. Cliff Richard visited while rehearsing as Heathcliff for the West End stage. And fairly recently I found myself plying the Japanese ambassador to the United Nations with Victoria sponge, while Steve invited him to watch Halifax Town play at the Shay. The Japanese ambassador – father of Japan's crown princess - was filming a documentary about places he loved while studying here 40 years earlier. And yes, he accepted the sponge, but not the invitation to the Shay. Another time, perhaps...

Because we stand high on the Pennine Way and are so well-known in the area, many visitors stop to take photos as they pass by. Until we moved into the Hall whoever lived here had offered bed-and-breakfast accommodation - since the 1930s



at least. Friends wondered whether we wouldn't find living here a little isolated, but the Hall is a kind of natural staging post: it attracts people to it, and we are never short of something interesting happening.

Sometimes I stand stock still on the front room flags with my eyes closed, just listening to the house, imagining all it has seen since it was built some time around the middle of the 1500s: 450 years of unbroken history.

We feel privileged to have been part of that history, and reluctant to let it go, but it's time for the house to have a new owner and a new adventure without us.

Perhaps you're the right person for that?

Julie Akhurst,
Ponden Hall,
Stanbury

Advert for Ponden Hall is featured on page 19.
Viewing strictly by appointment with Charnock Bates.
For complete brochure, photo presentation and location map please visit
www.chnockbates.co.uk



ROCKLEIGH OGDEN

A superb detached family home enjoying flexible living accommodation.
Ground floor - hall, lounge, games room/bed 4, kitchen, 3 further beds, en suite & bathroom. Annex (whole of the 1st floor) with kitchen, conservatory, lounge, bed & en suite. Parking, garage, gardens & views.
Leeds approx 20 miles. Manchester approx 35 miles. Bradford approx 8 miles.

Guide Price £495,000



FILSDEN HOUSE CLIFTON

A deceptively spacious detached property enjoying superb gardens & situated within a sought after village.
Comprising, hall, 2 reception rooms, snug/ bar, kitchen, utility area, W.C, 4 double beds, en suite & bathroom. Parking, garage, gardens & balcony.
Leeds approx 15 miles. Manchester approx 30 miles. M62 Network (approx 5 minute drive)

Guide Price £495,000



HERON BARN NORLAND

A delightful detached family home situated within an idyllic location with superb grounds and far reaching views.
Comprising, hall, lounge, kitchen with utility area, sitting & sitting areas, W.C, 3 bedrooms, en suite & house bathroom. Parking, garage & gardens.
Leeds approx 25 miles. Manchester approx 30 miles.

Offers Over £495,000

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



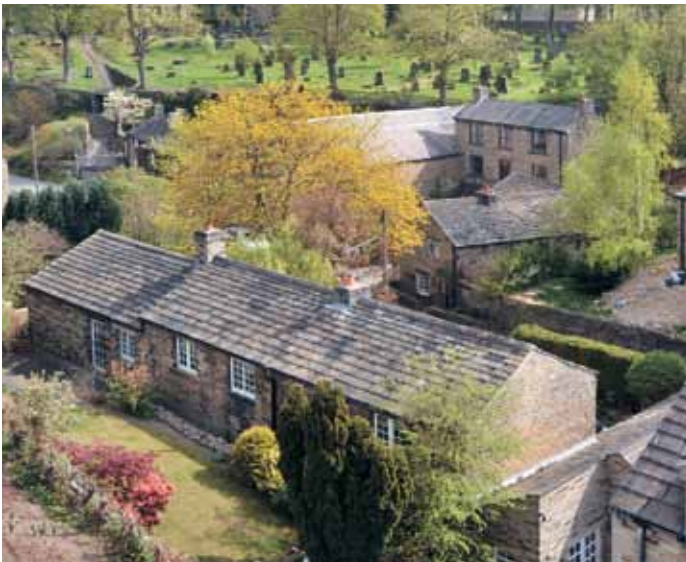
LITTLETHORPE HILL HARTSHEAD

A detached property benefiting from superb gardens situated within a sought after village location.

Comprising, hall, lounge, W.C, kitchen, utility, sitting room/ study, 4 beds & bathroom. Parking, garage & gardens.

Leeds approx 12 miles. Manchester approx 34 miles.

Guide Price £495,000



THE COTTAGE HUDDERSFIELD

An impressive, deceptively spacious detached period property, enjoying well presented accommodation.

Comprising, halls, 3 reception rooms, kitchen, utility/ W.C, 4 beds, en suite & bathroom. Parking & gardens.

Leeds approx 26 miles. Manchester approx 35 miles.

Offers Over £495,000



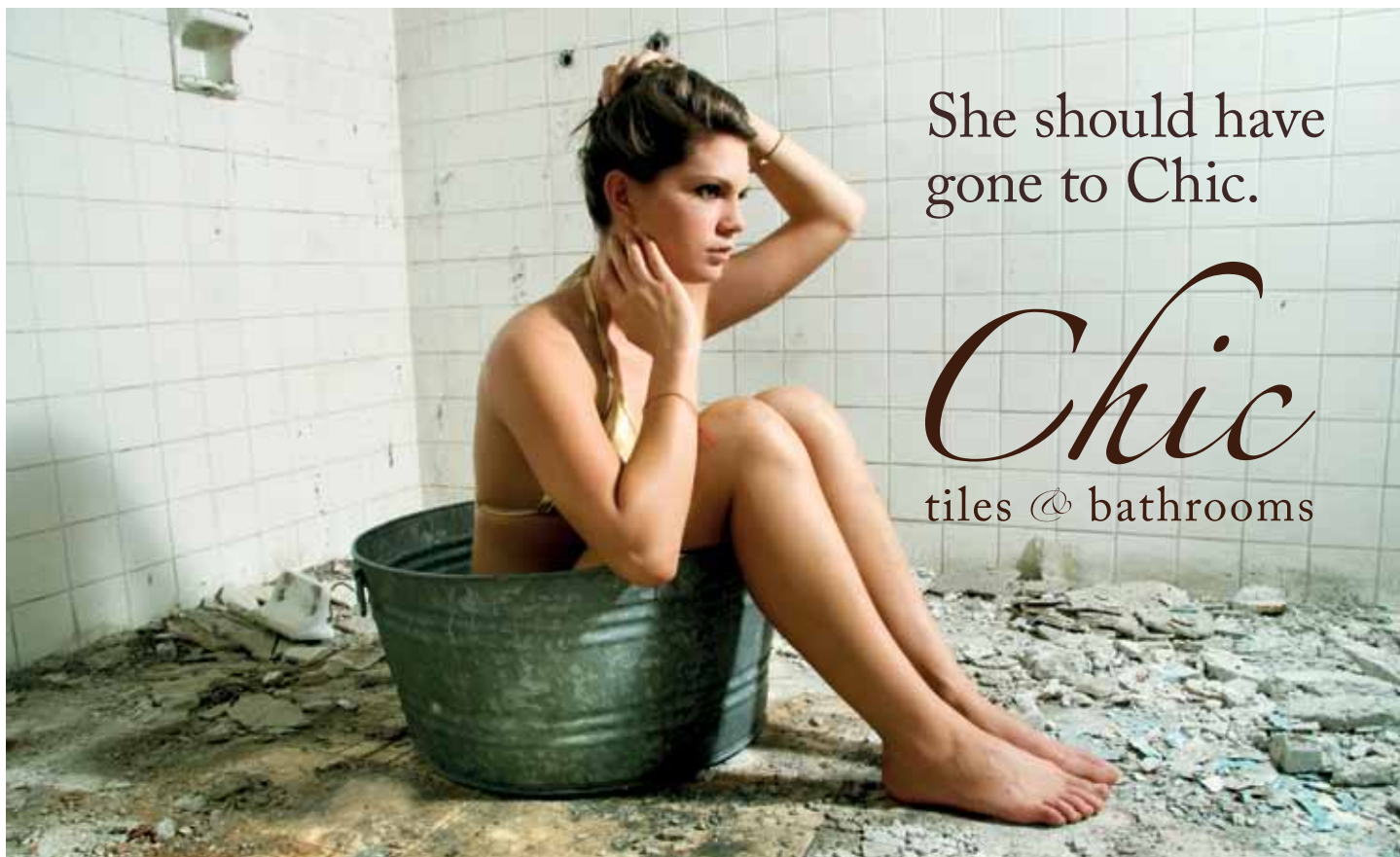
MILNER ROYD COTTAGE NORLAND

An impressive recently renovated detached home situated within a prestigious private gated courtyard setting.

Comprising, first floor - lounge area, dining area, kitchen & W.C. Ground floor- 4 beds, en suite & bathroom. Garage, views & approx 1/4 acre gardens.

Leeds approx 25 miles. Manchester approx 30 miles.

Guide Price £475,000



She should have
gone to Chic.

Chic
tiles @ bathrooms

📞 www.chictiles.co.uk

☎ 01484 716147

🏠 Birds Royd Lane, Brighouse HD6 1LQ (Near to the train station)

Professional bathroom design,
installation and fitting

HEAPS

REMOVALS & STORAGE

LET US TAKE CARE OF YOUR MOVE

- Local & national
- Professional team
- Overseas removals
- Packing & materials
- Self storage
- High security
- Family run since 1948



**10%
DISCOUNT**
ON PRODUCTION
OF THIS ADVERT

www.michaelheap.co.uk
info@michaelheap.co.uk



01422 835524

Yorkshire's Legal People.

01422 330 601
www.chadwicklawrence.co.uk

Somerset House, Rawson Street, Halifax HX1 1NH
Huddersfield | Wakefield | Halifax | Leeds

Regulated by the Solicitors Regulation Authority

RUSSELL LEWIS **DESIGN & BUILD**

specialising in refurbishments

About Us

We are a local family run business offering a very high quality of workmanship for a competitive price. We pride ourselves on our attention to detail and customer service.

What we do

All aspects of property refurbishment and alterations including:

- All aspects of joinery – internal and external
- Kitchen fitting
- Kitchen revamps – including door changes
- Single room revamps
- Bespoke storage solutions
- Fixtures and fittings
- General maintenance and repairs
- Full property refurbishments from plans to completion

**For a no obligation quotation or advice,
Contact Russell on:**

T: 01422 383250 M: 07810 822 785

E: russell@russelllewisdesignbuild.co.uk

W: www.RussellLewisDesignBuild.co.uk



Larchfield Associates Ltd
Solutions in Print



Rimani House,
14 - 16 Hall Street,
Halifax,
West Yorkshire
HX1 5BD

T: 01422 355656
F: 01422 355757
sales@larchfieldassociates.co.uk
www.larchfieldassociates.co.uk

Print • Print Management • Design • Promotional • Direct Mail



COUSINVILLE HEBDEN BRIDGE

A detached period property dating back to approximately 1890 situated within a desirable location.

Comprising, hall, 2 reception rooms, kitchen, utility/W.C, 4 beds & bathroom. Garage & gardens.

Leeds approx 30 miles. Manchester approx 30 miles.

Guide Price £460,000



FIXBY ROAD FIXBY

An impressive, detached, interior designed home benefiting from well presented & contemporary accommodation.

Comprising, hall, W.C, 2 reception rooms, living kitchen, 4 beds, en suite bathroom & shower room. Garage & gardens.

Leeds approx 15 miles. Manchester approx 30 miles.

Guide Price £459,950



SANDYFOOT BARKISLAND

A detached family home enjoying spacious accommodation situated within a prestigious village location.

Comprising, 2 reception rooms, W.C, kitchen open to a sun room, 4 beds, en suite bathroom & a shower room. Garage & gardens.

Leeds approx 20 miles. Manchester approx 25 miles.

Guide Price £450,000

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

Charnock Bates

Chartered Surveyors



INGFIELD THORNTON

Detached bungalow with 8 acres of grazing land, stables & detached annex. Comprising, Hall, kitchen, lounge/dining area, 2 beds, bathroom, attic room with shower room. Annex with kitchen, lounge, bedroom & shower room. Gardens, land, stables, barn, menage & views. Ideal for equestrian use. Leeds approx 14 miles. Manchester approx 40 miles. Bradford approx 5 miles. Halifax approx 7 miles.

Asking Price £450,000



THORN BANK LUDDENDEN

A superb, well presented individually designed family home situated within a sought after location.

Comprising, hall, W.C, lounge/dining room, conservatory, kitchen, utility, study/snug, 5 beds, dressing area, en suite bathroom & bathroom. Garage & gardens. Leeds approx 25 miles. Manchester approx 30 miles.

Guide Price £449,950



WOODLANDS RIPPONDEN

A detached property set within an exclusive hamlet surrounded by beautiful woodland & streams.

Comprising, kitchen, lounge/ dining room, W.C, conservatory, 4 beds, en suite, dressing room & bathroom. Garage & gardens.

Leeds approx 25 miles. Manchester approx 25 miles.

Guide Price £425,000

70 Commercial Street
HALIFAX
T: 01422 380100



121 Park Lane
LONDON
T: 0207 0791479

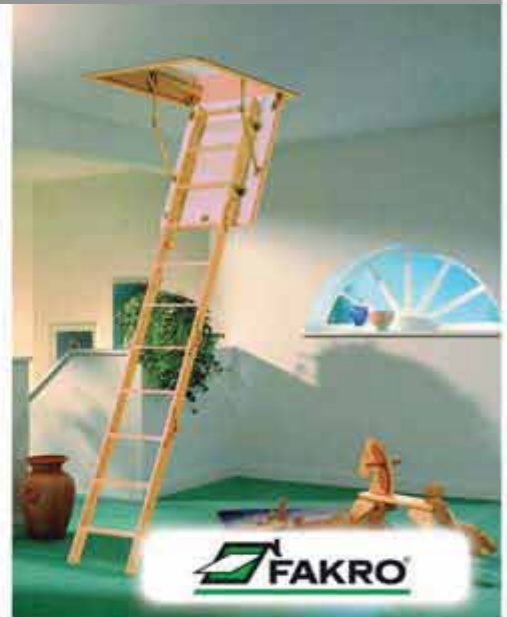
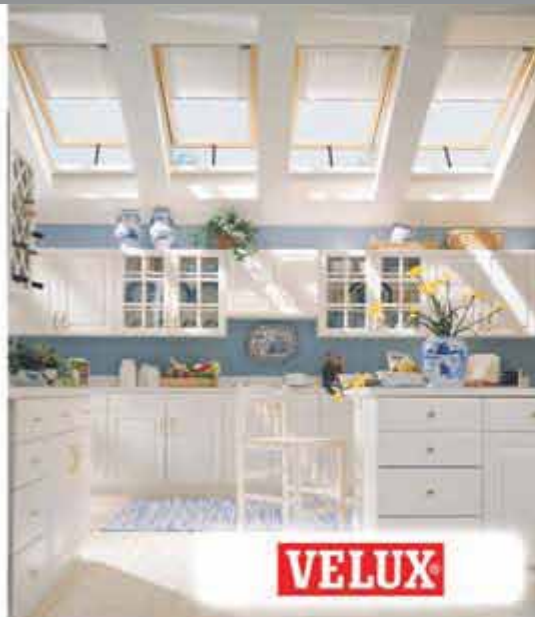
JAMES CHAMBERS TIMBER MERCHANTS LIMITED

Making your house a *Home*

Solid Oak
Hardwood Floors
• Engineered &
Laminate Flooring
• Stair Parts
• Loft Ladders
• Internal and
External Doors

**Now
stocking all
building
materials**

• Worktops
• Timber Fencing &
Decking
• Velux Roof
Windows
• Spiral Staircases
and much more



James Chambers Timber Merchants
Pellon Lane Saw Mills
Pellon Lane
Halifax HX1 4PX

Open: Mon Fri 7.30am - 5pm,
Sat 8am - 1pm
Tel: 01422 361251
Fax: 01422 321892

Delivery Service Available Free Advice
Retail and Trade Welcome
Email: jameschambers@btinternet.com
www.james-chambers.co.uk



the venue

Barkisland Halifax HX4 0AD

01422 377344 or 357638

e : info@thevenuehalifax.co.uk

w : www.thevenuehalifax.co.uk



Calderdales Premier Function and Banqueting Suite

**Set amongst stunning countryside
nestled in the Ryburn Valley**

The Venue is the perfect location for your function

We can cater for :

- Corporate Functions
- Weddings including Civil Ceremonies
- Charity Balls
- School Proms
- Sporting Dinners
- Cabaret Evenings
- Private Parties

Our range of superb facilities include :

- Ample car parking
- Catering for up to 350 guests seated
- State of the art sound and lighting systems
- Fabulous photo opportunities on our outdoor island
- Fine wines and sumptuous menus to suit your budget

What's on at The Venue in 2011

Saturday July 2nd
CARIBBEAN NIGHT
with THE NEW WORLD STEEL BAND
limbo dancers and full Caribbean menu

Friday July 29th
MEATLOAF & THE LEGENDS OF ROCK

Friday September 16th
CLUB NIGHT
with HIRSTY, DANNY & JO JO

Friday September 23rd
LAS VEGAS NIGHT
with ELVIS & TOM JONES tributes

see our website for full details.



THE CROFT SCHOLES

A detached 'True' 4 bed bungalow in the popular conservation area of 'Hartshead Moor' set within approx 1/2 acre grounds.

Comprising, hall, lounge, dining area, kitchen, 4 beds, en suite & bathroom. Garages & gardens.

Leeds approx 13 miles. Manchester approx 34 miles.

Guide Price £425,000



THE SISTERS HOUSE PRIESTLEY GREEN (NEAR NORWOOD GREEN)

A rare opportunity to purchase a Grade II Listed property dating back to 1630 with superb gardens & adjoining annex.

Comprising, halls, 3 reception rooms, 2 kitchens, shower room, 4 double beds, bathroom & W.C. Externally, well stocked gardens.

Leeds approx 15 miles. Manchester approx 35 miles.

Guide Price £425,000



BANQUET HOUSE FARM BARKISLAND

An impressive period property with approximately 2 acres of land situated within an idyllic location within a wildlife corridor.

Comprising, 3 reception rooms, kitchen, bar, W.C, 4 beds, en suite W.C and house bathroom. Land, views parking & gardens.

Leeds approx 20 miles. Manchester approx 25 miles.

Offers Over £395,000

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

Charnock Bates

Chartered Surveyors



ABBOTSFORD LIGHTCLIFFE

Abbotsford is a splendid semi-detached family home offering spacious accommodation.

Comprising, kitchen, utility/W.C., 2 reception rooms, study/playroom, sitting area, wet room, 4 double beds, dressing room & bathroom. Garage & gardens. Leeds approx 15 miles. Manchester approx 35 miles.

Guide Price £395,000



PAPER MILL COTTAGE CRAGG VALE

A detached period home situated within a private setting benefiting from approx 11 acres of woodland & grazing land.

Comprising, 2 reception rooms, kitchen, 4 beds, shower room & bathroom. Garage, patio gardens, woodland & grazing land.

Leeds approx 25 miles. Manchester approx 30 miles.

Offers Over £395,000



LAVEROCK HOUSE BRIGHOUSE

A delightful detached period home enjoying private gardens, situated within a popular location.

Comprising, hall, 2 reception rooms, W.C, kitchen, utility, cellars, 4 beds & bathroom.

Leeds approx 15 miles. Manchester approx 30 miles.

OIRO £379,950

70 Commercial Street
HALIFAX
T: 01422 380100



121 Park Lane
LONDON
T: 0207 0791479

CHIROPODY @ THE TOE JOINT

The Toe Joint has been established in Leeds for six years and has now opened in Halifax. It is run by an experienced HPC registered Podiatrist, so if you have painful feet, unmanageable nails or just want your feet to be more aesthetically pleasing for a holiday or an event, please phone for an appointment.

Services

- Nail Cutting
- Callus and Corn Removal
- Diabetic Foot Care
- Thickened Nail Treatment
- Nail Surgery
- Liquiheel™ cracked heel treatment
- Gift Vouchers



1st Floor The Crystal Rooms, Wards End, Halifax
(opposite the Victoria Theatre)

TEL: 01422 833799 OR 07787905680

www.thetoejoint.co.uk

Angela Viney Conveyancing Services

Licensed Conveyancers & Commissioner for Oaths

**Domestic and commercial conveyancing in safe,
efficient & professional hands with specialist
property lawyers**



53 Crown Street
Halifax

HX1 1JB

Tel: 01422 369993/330568

Fax: 01422 345553

16 Wade House Road
Shelf, Halifax,

HX3 7PB

Tel: 01274 936016

Fax 01274 270882

8 Rochdale Road
Todmorden

OL14 5AA

Tel: 01706 817589

Fax: 01706 817583

Email: mail@angelaviney.co.uk Web: www.angelaviney.co.uk

Regulated by the Council for Licensed Conveyancers

eyecandy
interior design consultancy



**Room Design
Package** for £199, VAT
per room

Want that perfect room, but just don't have the time?

Interior Package Includes;

- > Home Consultation
- > Advice on Room Layout / Colour Schemes
- > Measuring Up Service for Curtains/Blinds
- > Fabrics/Wallpapers/Paint Colours
- > Full Moodboards

Call Emma now on 07748 648040
or email: emma@eyecandy-interiordesign.co.uk



Your friendly, local experts in accountancy and taxation

Since 1988 Broadbents Accountants & Business Advisors have helped a wide range of businesses and private individuals with their tax affairs and accountancy requirements. We can offer you the following and more...

Annual accounts preparation, tax planning and business structuring

Company and individual tax returns/self assessments

Payroll advice and procedures, book keeping and VAT returns

FREE client visits at your office or home

Come and see us in our classic new offices for a no-obligation chat,
call 01422 347 880 or email info@broadbentsltd.co.uk

broadbents
accountants & business advisors

21 Clare Road, Halifax, West Yorkshire HX1 2HX



helping you make the right decisions



www.broadbentsltd.co.uk

Discover one of West Yorkshire's hidden gems, nestling in the fold of the Shibden Valley, nr Halifax.



Award-winning food, 11 individually styled bedrooms offering luxurious 4 Star accommodation, an extensive wine list and Cask Marque accredited beers have won the Shibden Mill Inn an enviable reputation, extending far beyond the Yorkshire borders.

A delicious menu presents the finest, locally sourced produce, which is used to create a variety of traditional and contemporary dishes. Choose to dine under the beamed ceiling of the bar or upstairs in the elegant restaurant, where there is also a private dining room that can be made available for lunch or dinner. The Shibden Mill Inn is noted for presenting a true taste of the region and recently received an AA Rosette for the quality of its food.

Come and see what's got so many people talking about this charming 17th Century inn.

**The Shibden Mill Inn was honoured with the prestigious title of Food Pub of the Year 2011 at the national Publican Awards. It is Les Routiers Inn of the Year 2011 and late last year was named Sunday Lunch Pub of the Year at the 2010 Publican Food & Drink Awards.*



www.shibdenmillinn.com



Shibden Mill Inn
Shibden Mill Fold, Shibden, Halifax
West Yorkshire HX3 7UL
Tel: 01422 365840
Fax 01422 362971
Email: enquiries@shibdenmillinn.com





KEBROYD HALL KEBROYD

An impressive, well presented Grade II Listed period property forming part of the historic Kebroyd Hall. Comprising, hall, lounge, dining kitchen, cellar, 3 beds, dressing room (currently utilised as a 4th bedroom), shower room & bathroom. Garage & approx 0.75 acres of woodland & gardens. Leeds approx 25 miles. Manchester approx 25 miles.

Guide Price £375,000



LOWER WYKE LANE LOWER WYKE

Delightful, spacious detached family home with extensive far reaching views. Comprising, lounge/ dining area, sitting room, conservatory, kitchen, 3 double beds, en suite & shower room. Garage & gardens. Leeds approx 12 miles. Manchester approx 35 miles. Bradford approx 5 miles. Halifax approx 5 miles.

Guide Price £375,000



RYBURN WARLEY

A spacious south facing detached family home enjoying extensive views. Comprising, hall, 2 reception rooms, utility, 2 W.C's, dining kitchen, 4 beds, en suite, study & bathroom. Garage, summer house & gardens. Leeds approx 25 miles. Manchester approx 30 miles.

Asking Price £365,000

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



RUDD CLOUGH FARM CRAGG VALE

A detached south facing farm house situated within an elevated position enjoying views.

Comprising, dining hall, kitchen, lounge, 4 beds, en suite bathroom & bathroom. Parking, paddock & gardens. NO VENDOR CHAIN.

Leeds approx 25 miles. Manchester approx 30 miles.

Guide Price £375,000



TALL TREES HOUSE STAINLAND

A delightful detached family home situated within a popular village location.

Comprising, hall, 2 reception rooms, conservatory, kitchen, W.C, 5 beds, 2 en suites & bathroom. Double garage & gardens.

Leeds approx 20 miles. Manchester approx 25 miles.

Offers Over £374,999



MULBERRY WAY NORTHOWRAM

A delightful detached family home set in a corner plot situated within a popular & convenient location.

Comprising, hall, kitchen, utility, 2 reception rooms, study, 4 double beds, 2 en suites & bathroom. Garage & gardens.

Leeds approx 15 miles. Manchester approx 35 miles.

Asking Price £369,950



HOYLE ING HOUSE THORNTON

A spacious well presented period property dating back to approximately 1588 offering flexible living accommodation.

Comprising, lounge, kitchen, cellar, 4 double beds, en suite & bathroom. Parking.

Leeds approx 14 miles. Manchester approx 40 miles. Bradford approx 5 miles. Halifax approx 7 miles.

Guide Price £350,000



WELLANDS COTTAGE CLECKHEATON

A charming semi-detached barn conversion benefiting from a wealth of character.

Comprising, dining kitchen, lounge, shower room, 3 beds & bathroom. Parking & gardens.

Leeds approx 10 miles. Manchester approx 35 miles.

Guide Price £344,950



KEBROYD HALL TRIANGLE

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 & en suite, 2 further bedrooms & bathroom. Double garage, patio & woodland gardens.

Leeds approx 25 miles. Manchester approx 25 miles.

Guide Price £335,000



WALL END BARKISLAND

A delightful, deceptively spacious well presented property situated within the prestigious village of Barkisland.

Comprising, halls, 2 reception rooms, living kitchen, shower room, 4 beds & bathroom. Parking, gardens & views.

Leeds approx 20 miles. Manchester approx 25 miles.

Guide Price £319,950



GREAT SCAUSBY LODGE BRADSHAW

A delightful deceptively spacious period property enjoying spacious and well presented accommodation.

Comprising, hall, lounge, conservatory, kitchen, dining hall, 4 beds & bathroom. Gardens.

Leeds approx 20 miles. Manchester approx 35 miles.

Guide Price £299,950

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

Charnock Bates

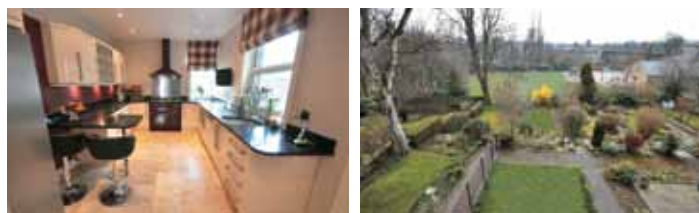
Chartered Surveyors



UPPER OLD HALL NORTH BARKISLAND

Upper Old Hall North is a delightful Grade II listed semi detached residence created in the mid 1990s by converting a C17th aisled barn which lies close to the centre of the village of Barkisland. Comprising, lounge, kitchen, dining room/ bed 3, 2 further beds & shower room. Parking & gardens. Leeds approx 20 miles. Manchester approx 25 miles.

Guide Price £295,000



ROCK TERRACE HIPPERHOLME

A spacious Victorian terrace set over 3 floors situated within a sought after and convenient location.

Comprising, hall, 2 reception rooms, cellar, kitchen, 5 beds, shower room & bathroom. Gardens.

Leeds approx 15 miles. Manchester approx 30 miles.

Guide Price £295,000



SKIRCOAT GREEN HALIFAX

A charming, deceptively spacious detached period property dating back to the 1800's.

Comprising, hall, kitchen, dining area open to the lounge, W.C, 4 beds, en suite & bathroom. Parking & decked gardens.

Leeds approx 20 miles. Manchester approx 30 miles.

Offers Over £295,000



LOWER WOODHEAD FARM BARKISLAND

A delightful Grade II Listed cottage dating back to 1736 situated within an idyllic location.

Comprising, porch, dining kitchen, utility, lounge, cellar, 3 double beds & bathroom. Parking, gardens & views.

Leeds approx 20 miles. Manchester approx 25 miles.

Asking Price £295,000

70 Commercial Street
HALIFAX
T: 01422 380100



121 Park Lane
LONDON
T: 0207 0791479



VALLEY VIEW NORWOOD GREEN

A delightful period property enjoying rural views & situated within the prestigious village of Norwood Green.

Comprising, open plan lounge/ dining area, kitchen, cellar, 3 beds, study/dressing room, bathroom & W.C. Parking & gardens.

Leeds approx 15 miles. Manchester approx 35 miles.

Guide Price £289,950



SKIRCOAT GREEN ROAD SKIRCOAT GREEN

A Yorkshire stone built semi detached home situated within a convenient & sought after location.

Comprising, hall, 2 reception rooms, kitchen, utility, W.C, 4 beds & bathroom. Garage & gardens. Previous P/P for a double storey extension which has lapsed.

Leeds approx 20 miles. Manchester approx 30 miles.

Offers Over £289,000



SOUTHVIEW DYSON LANE, RIPPONDEN

A charming property formally three cottages enjoying panoramic rural views.

Comprising, dining kitchen, 2 reception rooms, three double beds, en suite & bathroom. Parking & garden.

Leeds approx 25 miles. Manchester approx 25 miles.

Offers Over £285,000



72 MOUNT TABOR MOUNT TABOR

A delightful cottage benefiting from well presented accommodation and situated within a sought after location.

Comprising, porch, lounge, dining kitchen, cellar/study, 2 double bedrooms & shower room. Parking, garage, garden & views.

Leeds approx 20 miles. Manchester approx 30 miles.

Guide Price £169,950

WILLIAM PRIESTLEY



William Priestley has worked alongside of a number of outstanding hairdressers most notably Lee Stafford and Charles Worthington. He's groomed the locks of rock bands such as Toploader, Feeder and the Pigeon Detectives.

He's also had the pleasure of running his fingers through the hair of Jodie Kidd and Sophie Dahl whilst working on London Fashion Week at the prestigious Claridges Hotel in Mayfair. After ten year hairdressing in London and Leeds William Priestley is back in his home town of Halifax to open his first salon.

Experience sumptuously beautiful interiors within a relaxed and intimate atmosphere where world class hairdressing expertise is offered alongside all the comforts of a homely and welcoming environment.

CUT & BLOW DRY

PERMANENT COLOUR

HIGHLIGHTS

CREATIVE COLOUR

CONDITIONING

MANICURE

Head turning results at an affordable price...

All our prices include a professional consultation prior to their service, along with a therapeutic head massage.

Complimentary drinks are as standard - including wine, beer, soft drinks and various teas/coffee served with a sweet or savoury snack.

Afterwards you will be given advice on how to maintain your salon beautiful hair at home.

So what are you waiting for?
Call **01422 331123** to book an appointment!

**William Priestley Hair Salon, 1-9 Silver Street,
Halifax, West Yorkshire HX1 1HS**

**Opening Hours: 9am to 7pm Tuesday-Saturday
(until 8pm on Thurs)**

www.williampriestley.co.uk

Friendly Deli & Café Bar



- Hot and cold food - eat in or take away
- Home cooked specials available daily
- Fully licensed
- Buffet platters to order

Friendly, Burnley Road, Halifax HX6 2UG

01422 834944

www.friendlydeli.co.uk

Function room

- parties, meetings, funerals etc



Walsh Transport
Removal & Storage Ltd



High quality
service that you
won't find
anywhere else.

FREE
no-obligation
advice and
estimates.

Delivering a
Professional
Service For
20 Years

www.walshtransport.co.uk
tel: 01422 312736
mobile 07774 718242

Hamnett House,
Gibbet Street,
Highroad Well,
Halifax,
HX2 0AX



Hipperholme & Lightcliffe
Day Nurseries Limited

Outstanding Childcare


Ofsted
Outstanding
2010|2011

"An excellent provision which is exemplary in fostering children's learning and development" Ofsted 2010



To discuss your childcare needs or to make an appointment to view the nursery, please contact Charlotte Donald (Managing Director)

01484 71 10 15

Field House, 256 Bradford Road, Brighouse, West Yorkshire, HD6 4BW

www.outstanding-nursery.co.uk



KINGSTON

DIAMOND MERCHANTS & GOLDSMITHS

Lovelinks[®]

BY AAGAARD

FREE BRACELET WHEN YOU SPEND £150 ON CHARMS

At Kingston Diamonds we provide a bespoke engagement ring service and are able to customise any of our rings to ensure you have the ring you always wanted.



As we are a direct importer of diamonds we are able to deal with any stone enquiry.

Pop in store to speak with one of our staff about upgrading your diamonds and jewellery.



Specialists in dealing with ladies and gents wedding rings, dealing with some of the finest companies in Europe.

Halifax
7 Old Market,
Halifax, HX1 1TN
Telephone: 01422 252025

Huddersfield
21 Market Place,
Huddersfield, HD1 2AA
Telephone: 01484 538800

Brighouse
58 Commercial Street,
Brighouse, HD6 1AQ
Telephone: 01484 718568



Summer Meetings at



HOLDSWORTH HOUSE

HOTEL & RESTAURANT

A change from the ordinary

Meetings, Conferences, Dining, Weddings.



Are you tired of uninspiring corporate venues ?

Why not hold your next meeting at Holdsworth House Hotel.

With over 400 years of history, stunning secluded gardens, free wifi and parking,
39 feature-filled rooms plus award-winning food.

Why get less elsewhere?

All-In Day Meetings from £29

24 Hour Meetings from £129.*

Plus NEW training and teambuilding options.

Contact us on: 01422 240024 quoting Charnock Bates
Holdsworth House Hotel & Restaurant Halifax, HX2 9TG.
3 miles north of Halifax and only 15 minutes from the M62



info@holdsworthhouse.co.uk www.holdsworthhouse.co.uk

* Terms and conditions apply see website for more details.



"IMPRESSIVE REFINEMENT" ★★★★★ – AUTO EXPRESS JAN 2011

NEW PEUGEOT 508

QUALITY TIME



Range from **£18,150***
or only **£276⁺** per month
for business users

Available to test drive now

Model shown is a 508 GT £28,750

The new Peugeot 508 has arrived. Streamlined, elegant and refined, it delivers all the luxury of a modern saloon without sacrificing poise and performance. Unique styling touches, like its floating front grille, give the car an unmistakable road presence. Ideal for business and pleasure. Simply contact us to find out more and book some quality time with the 508 today.



NEW PEUGEOT **508**

PEUGEOT
MOTION & EMOTION

DEWS

Haley Hill, HALIFAX, HX3 6ED Tel: 0844 770 0126
www.dews-halifax.co.uk

The official fuel consumption in mpg (l/100km) and CO₂ emissions (g/km) for the 508 range: Urban 55.4 - 30.4 (5.1 - 9.3), Extra Urban 72.4 - 54.3 (3.9 - 5.2), Combined 64.2 - 44.1 (4.4 - 6.4) and CO₂ 154 - 115.

* Prices quoted are on the road and include delivery to dealership. + Rentals quoted are exclusive of VAT and exclude maintenance. For 508 models 3 rentals in advance followed by 35 monthly payments. All rentals are based on 10,000 miles per annum. Excess mileage charges may be payable. Business users only. A guarantee may be required. Over 18s only. Written quotations from Peugeot Contract Hire, Quadrant House, Princess Way, Red Hill, RH1 1QA. Offers apply to eligible vehicles registered and supplied from 1st January to 30th June inclusive.