

# Charnock Bates

Chartered Surveyors & Auctioneers



a different **view**

*Special 20th Anniversary  
Celebratory Issue*





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Models shown are: Alfa MiTo 1.3 JTDm-2 85 bhp Sprint at £15,160 OTR including Alfa red paint at £425. Alfa Giulietta 1.6 JTDm-2 105 bhp Lusso at £20,440 OTR including Ghiaccio White Special paint at £490. Range of official fuel consumption figures for the Alfa Romeo range: Urban 26.2 - 64.2 mpg (10.8 - 4.4 l/100km); Extra Urban 48.7 - 97.4 mpg (5.8 - 2.9 l/100km); Combined 37.2 - 80.7 mpg (7.6 - 3.5 l/100km). CO<sub>2</sub> emissions 177 - 90 g/km.

Above rental is for business users only and is based on Alfa MiTo 1.3 JTDm-2 85 bhp Sprint including Alfa Red special paint. §Contract Hire payment profile of £1183 in advance. <sup>∞</sup>Followed by 47 monthly rentals of £169. Alfa Giulietta 1.6 JTDm-2 105 bhp Lusso including Ghiaccio White Special paint. ^^Contract Hire payment profile of £1592 in advance. \*Followed by 47 monthly rentals of £199. Offer applies to vehicles registered between 1 October - 31 December 2012 on selected Alfa MiTo & Giulietta models in stock and excludes factory orders. Terms and conditions apply. Rentals shown above exclude VAT and maintenance, based on 10,000 miles per annum. Rentals are subject to VAT at statutory rate. Excess mileage charges apply. Vehicles must be registered with Alfa Romeo Contract Hire by 31 December 2012. Offer subject to status. Guarantees or indemnities may be required. Alfa Romeo Contract Hire, 240 Bath Road, Slough SL1 4DX. Terms and conditions apply. Offer is valid between 1 October - 31 December 2012. For full details please see [www.alfaromeo.co.uk](http://www.alfaromeo.co.uk). On the road price includes 12 months road fund licence, vehicle first registration fee, delivery, number plates and VAT. Figures and prices are correct at time of print. Offer subject to status, a guarantee and/or indemnities may be required. Terms and conditions apply. Alfa Romeo Financial Services, PO Box 4465, Slough SL1 0RW. All offers apply to participating dealers only, exclusions apply.



HARRIET CHARNOCK-BATES

As I am a journalist living in central London, it has been a pleasure to spend some time in rural West Yorkshire and act as editor for this special 20th anniversary issue. I would like to welcome you to the magazine, which has undergone a subtle yet refined image makeover thanks to Beverly. In the centre pages, you'll find the Different View feature that tells the inspiring story of how, against adversity my father, Stewart set up Charnock Bates in the early 1990's and grasped the opportunities that began to open up for Calderdale with both hands. You will discover the enormous difference an external makeover can make to the saleability of a property and learn how one driven Ryburn councillor is hoping to reduce crime and improve community safety in the magnificent valley. There's plenty more in store for you in the following pages, Kerry Pearce, advertising manager at Charnock Bates has included an entire spectrum of charming country homes and farmhouses on the market. I invite you to sit back, take in the idyllic views of Yorkshire and enjoy the read!

Harriet Charnock-Bates

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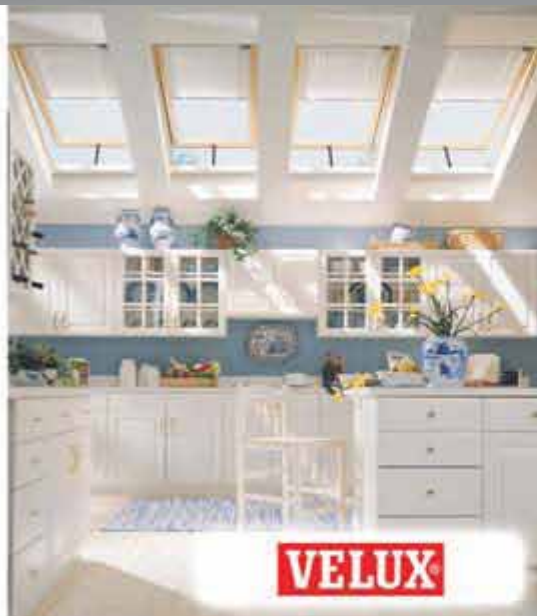
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## THE OLD SMITHY STAINLAND

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- Approx 5 Acres Of Land
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## LAKESIDE HOUSE TRIANGLE

**Guide Price £795,000**

- Substantial 5 Bed Detached Property
- Possible Commercial Use Subject To Planning
- Adjoining Apartment
- Ample Parking, Private Grounds & Garages
- Superb Lakeside Setting
- Spacious Accommodation

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**Asking Price £795,000**

- Detached Grade II Listed Home
  - Splendid South Facing Grounds
  - Barn with Planning Permission
  - 2 Reception Rooms & 5 Double Bedrooms
  - Application Number- 10/00853/CON & 10/00852/LBC
  - Sought After Location
- Leeds approx 21 miles. Manchester approx 28 miles





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**Guide Price £795,000**

- Substantial 5 Bedroomed Detached Residence
- Private Grounds & Views
- Approx 11 Acres
- Self Contained Apartment
- Parking, Garages, Stables & Gardens
- No Vendor Chain

Leeds approx 15 miles. Manchester approx 35 miles.





## LYNBERN KEBROYD

Guide Price £775,000

- A Spacious Detached Family Home
- Situated Within A Premier Location
- Good Sized Grounds & Woodland Views
- 3 Reception Rooms & 5 Bedrooms
- Ample Parking, Gardens & Double Garage
- Well Presented

Leeds approx 25 miles. Manchester approx 25 miles.



## Invest time getting to know your local IFA

By Robert Brear BSc(Hons) Dip PFS IFA



Investors sit in two camps when it comes to sorting out their personal and corporate financial planning, they either try to do it themselves or seek professional help.

Investors who sort out their own financial affairs may have many personal reasons for doing so. These could include, having a bad experience with an adviser in the past, feeling personally quite capable of making informed decisions or having plenty of time to do their own research. As a result they may not see the value in delegating this responsibility to someone else and having to pay for it. At Bentley Brear Ltd we do not really seek to change the mind of this type of investor, good luck to them.

We seek to invest time building business relationships with investors and potential new clients who value high service standards and a more hands on face to face approach. They may not be that confident when it comes to investing but might actually be very wealthy. In today's fast moving world of technology, the internet and austerity, service often takes a back seat with many larger businesses. We find that when we talk to our existing clients, feeling that a trusting business relationship exists with us is very important to them for their long term piece of mind.

Business and working relationships take time to build and can take many meetings over a number of years, thinking long term therefore is very important in this regard for both the investor and the adviser. I often carry out "pro bono" work during this relationship building phase. My personal view is that the more time you invest getting to know each other the more both parties are likely to benefit over the long term.

Financial planning is never a quick process it is something that evolves over time when done effectively. The key elements being consistency of approach, providing a high level of personal service, showing good listening skills so that you can concentrate on the correct priorities, showing empathy, having good organisational skills and keeping in touch as often as is required.

Initial meetings normally last a few hours. This is the information gathering part of the process and it can seem quite intense for a new client. I think it is very important to gather as much relevant information as possible to have the best chance of high quality outcomes.

Just understanding client attitude to risk can be a demanding exercise that requires careful investment of time and effort.

We keep a record of client feedback and receive many testimonials from satisfied investors who have successfully benefited from the advice given. We know our service is highly valued by people who use us and demand remains strong for financial advice.

Every year our practice continues to build from a combination of referrals and local marketing. So don't settle for anything less than the highest quality of service with your financial planning.

If you feel unhappy with your current service or have never taken independent financial advice before, there has never been a better time to make contact with us.





### **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:**

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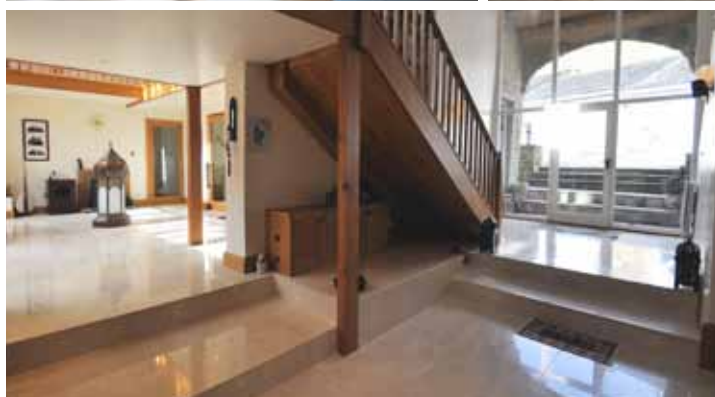
## ORCHARD HOUSE **PYE NEST**

**Guide Price £750,000**

- Substantial Detached Residence
- High Specification Throughout
- 6 Double Bedrooms
- Superb Landscaped Grounds
- Ample Parking & Double Garage
- Far Reaching Views

Leeds approx 18 miles. Manchester approx 33 miles.





## KIPPING BARN THORNTON

**Guide Price £725,000**

- A Superb Barn Conversion
  - Grade II \*Listed
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- Leeds approx 14 miles. Manchester approx 40 miles. Halifax approx 7 miles





## WHITELEY FARM CLIFTON

**Guide Price £695,000**

- Spacious Detached Barn Conversion
- High Specification Throughout
- Grade II Listed
- Private Contemporary Landscaped Grounds
- 3 Reception Rooms & 5 Bedrooms
- Parking & Triple Garage

Leeds approx 15 miles. Manchester approx 32 miles





## UPPER BRIAN SCHOLES FARM **NORTHOWRAM**

**Guide Price £695,000**

- Spacious 5 Bedroomed Detached Home
- Part Exchange Considered
- Idyllic South Facing Position
- Private Gardens
- Extensive Far Reaching Views
- Parking & Double Garage

Leeds approx 15 miles. Manchester approx 35 miles



## WEST SCHOLES FARM **QUEENSBURY**

**Guide Price £625,000**

- A Magnificent, Detached Barn Conversion
- Superb Rural Views
- Well Presented
- 4 Double Bedrooms
- Approximately 11.5 Acres Of Grazing Land
- Parking, Garage & Gardens

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





## COLLON BOB BARN **CRAGG VALE**

**Guide Price £595,000**

- Impressive, Spacious Family Home
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- Approx 3 Acres, Further 11.89 By Negotiation
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- No Vendor Chain

Leeds approx 24 miles. Manchester approx 28 miles



## YATE HOUSE **OXENHOPE**

**Guide Price £595,000**

- Superb Detached Family Home
- Grade II Listed
- Impressive Private Grounds
- Adjoining Self Contained Cottage/Annex
- 2 Reception Rooms & 4 Double Bedrooms
- Parking, Garage & Views

Leeds approx 17 miles. Manchester approx 36 miles. Haworth approx 3/4 miles.

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# The importance of The Forget Me Not children's hospice



The newly built Forget Me Not hospice



## Specialist nursing care

The experience of the Forget Me Not specialist nurses allow children with complex health needs to be cared for at home, giving specialist advice, medications and providing care. They may also act as a 'keyworker', meaning that families can rely on them to organise their child's care, which can sometimes involve up to 25 other professionals!



## Play

It's really important that the children the hospice cares for achieve as much as possible and enjoy life to the full. Many of the children have special needs including sensory impairment, mobility difficulties and learning disabilities. The highly experienced Play Specialists use multisensory equipment to meet these needs as well as providing toys, games, books and craft activity items.



## Brothers and sisters

Sometimes siblings can feel left out when their poorly brother or sister need a lot of care and attention so a good deal of effort is made to ensure time just for them.

This may include trips to the cinema, arranging art activities or visits to the park. The children's hospice also arranges sibling fun days - the noisier the better.

## Our on call service

The Forget Me Not's senior nurses provide an on call service for their most poorly children – those who are in the end stages of their illness. Every day of the year they provide 24 hour cover, which includes both telephone support and home visits. Families often speak about how reassuring

it is to know that they can have support at any time, even in the middle of the night.

## Emotional support

One of the Forget Me Not families told us that their child's death wasn't the most difficult thing for them to face but that living every day, knowing their child was not going to grow up, was unbearable.

All of the children cared for by the Forget Me Not Children's Hospice will die in childhood or early adulthood. The whole Care Team is involved in providing pre-bereavement support to parents, siblings and extended family members before a child dies, helping them to deal with the whole range of emotions that the death of someone so precious creates.

Forget Me Not Children's Hospice  
Tel: 01484 411 040  
Email: [contact@forgetmenotchild.co.uk](mailto:contact@forgetmenotchild.co.uk)  
Contact us via Facebook  
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## FIELD HOUSE BARN TRIANGLE

**Offers Over £595,000**

- Detached Barn Conversion
- Individually Designed
- Grade II Listed
- 5 Bedrooms
- Good Sized Gardens & Approx 3.5 Acres
- Premier Location

Leeds approx 25 miles. Manchester approx 25 miles



## WEST SCHOLES HALL QUEENSBURY

**Guide Price £550,000**

- An Impressive Detached Former Yeoman's House
- Grade II\* Listed
- Idyllic Location
- 3 Reception Rooms & 4 Double Bedrooms
- Parking, Garage & Outside Stores
- Gardens & Rural Views

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





## THE OLD COACH HOUSE **HEBDEN BRIDGE**

**Offer Around £525,000**

- Spacious Detached Family Home
- Renovated To A High Standard
- 1/2 acre gardens
- Situated Within An Idyllic Setting
- Superb Views, Parking & Former Garage/Store
- 4 Double Bedrooms

Leeds approx 26 miles. Manchester approx 30 miles. Rail Network nearby in Hebden Bridge.



## CHERRY TREE FARM **BRADSHAW**

**Offers Around £495,000**

- Deceptively Spacious Detached Home
- Sought After Location
- Good Sized Gardens
- Far Reaching Rural Views
- 2 Reception Rooms & 4 Double Bedrooms
- Ample Parking & Double Garage

Leeds approx. 20 miles. Manchester approx. 37 miles. Bradford approx 7 miles





## RAKE HEAD FARM TRIANGLE

Asking Price £495,000

- Detached Property
- Rural Location
- Approximately 10 Acres
- 2 Reception Rooms & 3 Bedrooms
- Gardens & Rural Views
- Stables & Ample Parking

Leeds approx 25 miles. Manchester approx 25 miles.



## HOLMEFIELD, OXENHOPE

Offers Over £495,000

- Detached Family Home
- Deceptively Spacious
- 3 Reception Rooms & 5 Bedrooms
- Parking & Garage
- Impressive Gardens & Outdoor Pool
- High Specification Throughout

Leeds approx 24 miles. Manchester approx 36 miles. Bradford approx 10 miles





## TWELVE TREES **WILLOWFIELD**

**Offers Around £489,950**

- Spacious detached property
- Immaculately Presented
- Superb Grounds
- 4 Double Bedrooms
- Parking, Double Garage & Views
- Planning For An Extension

Leeds approx 25 miles. Manchester approx 30 miles.



## THE GABLES **BRIGHOUSE**

**Offers Over £475,000**

- Smithrodgers Designed Detached Property
- Well Presented
- 4 Bedrooms
- South Facing
- Premier Location
- Garden & Double Garage

Leeds approx 15 miles. Manchester approx 30 miles





## LONG FALLAS CRESCENT **BRIGHOUSE**

**Offers Over £450,000**

- Deceptively Spacious Detached Family Home
- Immaculately Presented
- Sought After location
- 3 Reception Rooms & Swimming Pool
- 4/5 Bedrooms
- Ample Parking, Garage & Gardens

Leeds approx 15 miles. Manchester approx 30 miles



## RISHDENE **RIPPONDEN**

**Guide Price £450,000**

- Detached Family Home
- Good Sized Grounds
- Highly Sought After Location
- 2 Reception Rooms & 4 Bedrooms
- Parking, Garage, Gym & Gardens
- No Vendor Chain

Leeds approx 25 miles. Manchester approx 25 miles





## STONES DRIVE **RIPPONDEN**

**Asking Price £430,000**

- Spacious Detached Family Home
- Well Presented Accommodation
- Premier Location
- 2 Reception Rooms & 5 Bedrooms
- Parking & Garage
- Gardens

Leeds approx 25 miles. Manchester approx 25 miles



## SOUTHEDGE CLOSE **HIPPERHOLME**

**Guide Price £425,000**

- Impressive Detached Family Home
- Well Presented
- 4 Bedrooms & 2 Reception Rooms
- Far Reaching Rural Views
- Parking & Garage
- Gardens & Open Aspect to the Rear

Manchester approx 30 miles. Leeds approx 15 miles



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# a differentview

## Putting Calderdale on the map as the place to live

With high aspirations and shattered dreams, a significant business overdraft and little more than a pound in his pocket, Stewart set himself a challenge for Calderdale to bridge the gap between Leeds and Manchester.

As a teenager, Stewart's lifelong dreams of becoming a professional footballer or cricketer appeared to be well within his grasp when he was signed to his football idols, Halifax Town in 1978 at the age of just 18. Twelve months later his dreams of football superstardom and a future multi million pound salary were shattered when a serious foot injury followed by a life threatening bout of pneumonia forced him to resign. His dreams would have to be completely rebuilt.

The Yorkshire countryside was Stewart's second love. Much of his young life was spent spotting wildlife and admiring the idyllic cottages and magnificent manor houses in Calderdale. It seemed only natural that his future would be fashioned from the awe-inspiring valleys.

Stewart's heart is without a doubt where his roots are. It is his hometown of Halifax to which he has devoted the last two decades of his life by providing a unique service to the community. Selling beautiful homes, contributing to raising the profile of the region and supporting worthy charities and community projects. Flying the flag for Calderdale is his aspiration fulfilled.

After qualifying as a chartered surveyor and becoming a member of The Royal Institute of Chartered Surveyors, Stewart began working in the valuation office in central government, as his ambitions to set up his own company once again appeared to be doomed by chronic health issues and deep economic downturn. At the start of the 90's, with the country still far from recovery, feeling compelled to take on the challenge of fulfilling his dreams, Stewart resigned from the security of his 9 to 5 job. All who knew him told him he was crazy to give up what was considered to be a secure job for life with a good



The magnificent Royds Hall

salary and an excellent pension scheme as part of the package. But Stewart followed his heart and became self employed, initially working for property development clients from an office formed in the basement of his home, before taking the plunge to expand his vision. By opening the doors of the office in Commercial Street in October 1992 with no computer, no staff, a significant business overdraft and little more than a pound in his pocket, this one man band had to dedicate every waking hour of every day that dawned to drumming up business from scratch to create what is Charnock Bates today.

The charming valleys of Calderdale with boundless heritage and an abundance of historic homes nestled amongst the lush green vegetation were the main focus of the business. Stewart had admired properties of such a caliber throughout his life and there was a niche market opening for a firm of professionals specialising in period, country property. He grasped the

opportunity with both hands and so the pink triangle was born. A distinctly recognisable trade mark to be sprinkled about the countryside.

It was the mid 90's when the regeneration that began in Leeds and Manchester opened up an incredible opportunity for Calderdale. Prominent business commuters were in need of easy access to both cities, transport networks and international airports. Calderdale being ideally placed, it appeared crystal clear that a direct rail route to London would soon be launched.

Charnock Bates identified a whole new target market of buyers. Stewart set himself a challenge to promote Calderdale to a wider market, revealing 'A Different View' of the area, concentrating on promoting Calderdale as the area to bridge the gap between Leeds and Manchester. With fierce determination he ensured that the pink triangle gave the golden triangle of North Leeds, Harrogate, York and the Cheshire set some stiff competition,



tempting the buyers into West Yorkshire's undiscovered beauty spots. Focusing on the first class location, Stewart began to change the historic image of mills from billowing dark smoke encased buildings to images of serene natural beauty set in tranquil locations.

Impressive colour photographs of Calderdale's most magnificent historic homes of significant grandeur were featured together with distinctive period farmhouses and quaint village cottages in the regional and national press and adorned the glossy pages of national and regional magazines. The 800 year old Royds Hall, the 17th century Barkisland Hall, The Howroyde, regarded as one of the finest Jacobean houses in Yorkshire and the grand Georgian mansion and cottages known as The Field House Estate, restored by Stewart in 2001 are just some of the fantastic properties included.





Stewart Charnock-Bates MRICS





The Howroyde, Barkisland, one of the finest Jacobean houses in Yorkshire

The launch of the Charnock-Bates website in the early days of 1999 which was the first property site in the area, attracted interested buyers from further afield, putting an end to the old proverb “only Halifax people buy in Halifax”.

Joining the Guild of Professional Estate Agents extended the company operations to London’s Mayfair, promoting the area and homes for sale to investors in the capital.

It was a momentous occasion when in the summer of 2001, the sale was completed on first house in Calderdale to be sold in excess of £1 million. This was followed by another magnificent home sold in excess of £2 million and soon after, Balmoral Place in Halifax created the next media grabbing headline. Charnock Bates sold the entire street for a sum of over £2 million and in doing so, attracted huge national media interest from the

press and television. Calderdale was by now, firmly on the map as a wonderful place to live and invest in due to the enormous potential for growth and the close proximity to two commercial cities and the beauty of the countryside. The rebirth of the big cities offered an alternative lifestyle to the younger generation. Disused office blocks and riverside warehouses were rapidly being transformed from unattractive,

derelict buildings to contemporary apartment accommodation and a new generation of city dwellers could take advantage of the convenient location.

Meanwhile, the old Army Drill Hall in Prescott Street came up for sale. A landmark grade II historic building in the centre of Halifax, the Drill Hall was in serious disrepair and the planners had advised it was unlikely that planning consent would be granted for residential development, despite the fact that without it, it would not be worthy of the investment it required. Stewart was determined to ensure that the building was preserved and restored to its former glory. He successfully sought planning consent for 28 residential apartments and a property development company subsequently bought the property and undertook the development. This was seen as a catalyst for further redevelopment in the area and a major boost to the areas economy, encouraging investment. The new generation of city living in Halifax and further residential development in the surrounding area had begun.

That was 2003, the same year that Malcolm and Jane Sykes introduced Stewart to Councillor Geraldine Carter who was at the time, Mayor of Calderdale. Geraldine had chosen to raise



The grade II listed Drill Hall in Prescott Street



**Man who put area on the map for high-end property**  
For a man who had no desire to become an estate agent Stewart Charnock-Bates has done a pretty impressive job of selling houses

**They all want to buy a street**  
Speculators are falling over themselves to snap up a unique buy - an entire street in Halifax, West Yorkshire.....

**Caribbean comes to Calderdale**

The exotic beaches of the West Indies were transported to Calderdale for a Caribbean themed charity ball....

**Want to buy the street?**

An entire street in Halifax is up for sale with an asking price of more than £2 million....

**Mills and boom!**

Radical revamp plans for two historic buildings could spark a major housing boom in Halifax....

**for the charity money**

at lights of Bertie's beckoned for guests of Charnock-Bates 'Vegas' ball.....

**The first house in Calderdale to sell for over £2 million**

Estate agents Charnock Bates....

**Charity dinner with ooh la-la**

Charity supporters raised more than £5,000 during a hugely successful Moulin Rouge ball held at Bertie's....

**Roll up we're having a ball: Circus theme for business leaders at charity event**

Business leaders from across the region rolled up for a charity ball

**Babies benefit from £50,000 fund boost**

A Calderdale business has thrown it's weight behind an appeal to help new-born children in the district....

**to sell 2 million**

**Our soaring house prices**

The average house in Calderdale has gone up in value by about 25% in the past two years according to the latest figures.....

**Dazzling night of diamonds and white ties**

Glittering dress and luxurious prizes made for a night to remember at the Charnock Bates ball....

**Music, glitz and glamour at Hollywood themed ball**

A Hollywood themed night of music, glitz and glamour raised

**Cheque out Las Vegas**

A Las Vegas themed ball gave huge boost to charity

**Calderdale to the world**

Charnock Bates launch the first property website in Cald

**First £1.5 million home up for sale**

Calderdale's first £1.5 home has gone on sale and Premiership



awareness and money for the Fund for Epilepsy during her term as Mayor. This was a charity the company had supported since Krumlin residents Malcolm and Jane, set the charity up following the tragic loss of their beloved son Charles to Epilepsy in 1998. After a great deal of hard work and anticipation, the first Charnock Bates Charity Ball was held that year in Berties Crystal Ballroom, with The Mayor, Councillor Geraldine Carter, as guest of honour. Raising over £6,000 on the evening for the Fund for Epilepsy, the ball helped to boost the fantastic sum raised by Geraldine Carter to a huge sum in excess of £80,000. Since the success of the very first annual charity ball, Charnock Bates have thoroughly enjoyed organising many successful fundraising balls and events, supporting local and regional charities and community projects over the years. Stewart and



Raising funds for local Charity



Caribbean Charity Ball 2007

the Charnock-Bates team are overwhelmingly grateful to all of the individuals and business's who have shown support and made all of this possible. As autumn approaches and the leaves begin to fall in the green valleys, it will be precisely 20 years since the doors first opened on Commercial Street. What started off as a one man band is now a strong ensemble of twelve who will mark the occasion with a Great British 20 year Anniversary Ball at Berties. Guests from the Calderdale business

community and loyal clients will raise a glass to the past and to the success of the future while supporting the recently opened Forget me not Children's Hospice. Where now for Charnock Bates? Well, with a new office opening in Ripponden this year, the launch of the first Web Window and the new iphone app, 2012 has already made a positive leap forward into the future.



Hollywood themed Charity Ball





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# A Brilliant transformation snapped up in two weeks

It's no secret that first impressions are paramount when selling a home, therefore when striving to increase the salability of a property; kerb appeal is of course a priority. Research shows that it takes potential buyers no more than 8 seconds to decide whether or not a house is for them and often, if the potential of a property isn't immediately apparent, an instant dismissal is almost inevitable. Charnock Bates sold this exquisitely presented family home in Bramley Lane, Hipperholme in just two weeks. It stands in extensive manicured gardens with magnificent views across the countryside. The present owners bought the property with the intention of making the most of its potential. A two-story contemporary design extension with a large arched feature window has completely altered the appearance of the entrance to the extent that it is now virtually unrecognisable from the original. In addition to the aesthetically pleasing appearance, the extension has also created a beautifully spacious entrance hall and utility room.

To complement the innovative



Before



After



extension, the owners chose to update the original oak kitchen to a sophisticated and stylish gloss design and the new white bathroom suites with textured tile detailing would not look out of place in an elegant boutique hotel in the city.

There is little wonder that this stunning family home was snapped up so quickly by assertive buyers.



If you are considering selling your home and would like advice on how you may be able to improve the kerb appeal of your property please contact Charnock Bates for a free market appraisal and valuation.

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Welcome to The Fox Bar and Bistro in Ripponden, between Halifax and Oldham and just off junction 22 of the M62.

A Pub Restaurant run by Patrick & Melanie Thornber whose experience is gained within some of the best loved restaurants in the area including La Luna, Ricci & Capone and The Design House.

Here at The Fox the eclectic menu has enough choice to satisfy whatever your tastes but Patrick is particularly proud of his fresh fish and seafood selection.

All of the food is freshly prepared from the best local ingredients available in house and presented either in our relaxed down stairs dining area or our elegant upper floor.

Whether it's for a romantic meal for two, Sunday lunch, private function or simply to socialise you'll be sure to find what you need at The Fox Bar & Bistro.



## Christmas at The Fox

Christmas and New Year Menus are available on our website, including fixed price Christmas Lunch and dinner menus (available throughout December) plus extra special Christmas Eve and New Years Eve Menus with Live Music in the Bar.

If you're looking for a Function venue then look no further. Our upstairs room can be used for anything from a business meeting to a Wedding Reception and whether it's just sandwiches and coffee you're after or your own custom made fine dining experience we'll be able to help.

We don't use set buffet or function menus because we think your event should be as unique and individual as you are - with this in mind we'll take the time to understand what it is you're looking for and tailor make the perfect solution to meet your tastes and budget.

## Opening Times:

Monday to Thursday - 4.30pm

(Food served 5.00pm-9pm)

Friday & Saturday

Open all day from 12 Noon until Midnight.

Serving food 12-2.30pm and 5pm till finish

Sunday - Breakfast 10.00am & 12.30pm,  
12 Noon (Food served 12 Noon - 8pm)

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# Home from home bar and bistro, with a modern twist



The Fox Bar and Bistro, Ripponden

Patrick and Melanie Thornber set out to create additional bar space and a special touch of luxury in The Fox Bar and Bistro in Ripponden which they have run for almost 2 years.

The delightfully welcoming surroundings and eclectic menu of freshly prepared food together with a calendar of live music events makes The Fox Bar and Bistro in Ripponden an enjoyable dining experience as well as a great place to meet for a drink.

Food presentation here is a form of art. Owner and head chef Patrick Thornber has an undeniable flair for making food look almost too good to eat.

Attention to detail is paramount at The Fox. Patrick and Melanie made the decision to update the décor in order to reflect the high standard and contemporary style of the food into the interior of the Bistro. However, they've worked hard to ensure that the warm and inviting country ambience is not lost.

Applying a considerable amount of imagination and investment, Patrick and Melanie have recently relocated the gentlemen's

cloakrooms to the left hand side of the bar to create further work space to provide a better bar service and open the area up. Furthermore, an impressive solid oak bar top has been fitted, making for an exceptionally enjoyable drinking experience and the perfect place to enjoy light nibbles.

The real talking points however are the stylish and elegantly-lit ladies and gents cloakrooms. From the hollowed out pebble sink and designer chrome fittings in the men's cloakroom to the newly extended ladies room kitted out with contemporary sanitary ware, there's no doubt that a luxurious feel has been



achieved. The clientele at The Fox have definitely been treated to a touch of class, the sophisticated loo's are now some of the most impressive in the Ryburn Valley.



The new spacious Bar at The Fox Bar and Bistro





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- Rural Views
- Well Presented

Leeds approx 25 miles. Manchester approx 25 miles



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Leeds approx 17 miles. Manchester approx 37 miles



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**Offers Over £300,000**

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- Parking
- Well Presented
- Rural Views

Leeds approx 20 miles. Manchester approx 25 miles



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**Guide Price £274,950**

- Semi Detached Cottage
- Period Features
- 2 Reception Rooms & 3 Bedrooms
- Parking, Workshop & Garage
- Good Sized Gardens
- Premier Location

Leeds approx 20 miles. Manchester approx 30 miles



# Ryburn Councillor wants to listen to the people to tackle crime

Councillor Geraldine Carter explains the new role of West Yorkshire police and Crime Commissioner and how delighted she is to have been nominated as a candidate for the position.

Former Mayor of Calderdale, Councillor Geraldine Carter, can frequently be seen dashing around Ripponden and the Ryburn Valley chatting to the local residents and business people in the area, she always seems to have a moment for everybody. After all, she has dedicated her life to the Valley and therefore likes to know what is happening and help out wherever she can, ensuring everybody is happy.

Over the years Geraldine, who has been a Parish Councillor for the Ripponden Ward since 1989 and Calderdale councillor for the Ryburn ward for the last 14 years, has raised an impressive sum in the region of quarter of a million pounds for charitable organisations and shown enormous commitment to the area to which she has devoted her life's work.

Geraldine explains how delighted she is now to have been selected as a candidate for the new role of West Yorkshire Police and Crime Commissioner "it would be the ultimate honour for me to have the opportunity to serve my community and West Yorkshire in this active and prestigious role." The commissioner will have a powerful mandate directly from the public and will actively drive the fight against crime and anti social behaviour in West Yorkshire.

The government has recently introduced this new position to bring direct democratic accountability to England's policing and voting for candidates will take place on 15th November.

The commissioner will set the annual police budget and priorities for the police in West Yorkshire, which will include



Councillor Geraldine Carter

tackling problems such as crime, drugs, and increasing community safety. The role will carry the huge responsibility of listening to local people and liaising with local police chiefs across West Yorkshire, taking positive action to combat

people's concerns. Listening to the community and taking positive action is something already proven to be one of Geraldine's strong points, "I am confident I can carry out the work for the people of West Yorkshire to improve

policing in the region in a cost effective way making substantial savings on the current budget and to improve performance in the area." affirms a very proud Geraldine.

[www.geraldinecarter.org.uk](http://www.geraldinecarter.org.uk)



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**E:** [booking@williampriestley.com](mailto:booking@williampriestley.com)

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**Guide Price £169,950**

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- Paved Garden
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Evening Meals

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## The Old Bridge Inn

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