

# Charnock Bates

Chartered Surveyors & Auctioneers



a different **view**

## *In This Issue*

Is The Tide Turning?

Beautiful Homes For Sale

Charnock Bates moving forward  
in the 21st century

Mike Payne - Making the most of Ryburn

A Different View  
The value in your home

Knoll Top  
Angry Bird Flies The Nest



# DON'T PAY INTEREST. GENERATE IT.



## ALFA MITO AND GIULIETTA AT 0% APR REPRESENTATIVE<sup>^</sup>

**PLUS 3 YEARS ALFA ROMEO UNLIMITED MILEAGE WARRANTY\*\* UNTIL THE END OF JUNE.**

### SAFETY

Both Alfa MiTo and Giulietta models have the 5 star Euro NCAP safety rating.

### PRICE

The Alfa MiTo range starts from £12,500<sup>†</sup> for the 1.4 8v 78 bhp Progression and the Alfa Giulietta range starts from £17,765<sup>†</sup> for the 1.4 TB 120 bhp Turismo.

### FUEL CONSUMPTION

With the Alfa MiTo range you can enjoy a combined fuel consumption of up to 80.7 mpg<sup>‡</sup> and with the Alfa Giulietta range up to 64.2 mpg<sup>‡</sup>.

**WITHOUT HEART WE WOULD BE MERE MACHINES.**

**DEWS MOTOR GROUP BRADFORD ROAD  
BRIGHOUSE, WEST YORKSHIRE HD6 4DH  
08447 705622 [www.dewsalfaromeo.co.uk](http://www.dewsalfaromeo.co.uk)**



<sup>‡</sup>Models shown: Alfa MiTo 875cc TB TwinAir 85 bhp Sprint at £14,150 OTR<sup>†</sup> excluding Alfa Red special paint at £425 and Alfa Giulietta 1.6 JTD<sub>M-2</sub> 105 bhp Lusso at £19,950 OTR<sup>†</sup> excluding Ghiaccio White special paint at £490. Range of official fuel figures for the Alfa Romeo range: Urban 26.2 – 64.2 mpg (10.8 – 4.4 l/100 km), Extra Urban 48.7 – 97.4 mpg (5.8 – 2.9 l/100 km), Combined 37.2 – 80.7 mpg (7.6 – 3.5 l/100 km). CO<sub>2</sub> Emissions 177 – 90 g/km.

<sup>‡</sup>Fuel consumption figures are obtained for comparative purposes in accordance with EC directives/regulations and may not be representative of real-life driving conditions. Factors such as driving style, weather and road conditions may also have a significant effect on fuel consumption.

<sup>^</sup>0% APR finance Hire Purchase available over a 2 year term with a minimum deposit of 45% on Alfa MiTo Models and over a 3 year term with a minimum deposit of 40% on Alfa Giulietta Models. Offer applies to models registered between 1 April and 30 June 2013. Retail sales only. Terms and conditions apply. Offer correct at time of printing. Finance subject to status. Guarantees may be required. Alfa Romeo Financial Services, PO BOX 4465, Slough, SL1 0RW. <sup>†</sup> 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 publishing. Vehicles must be registered before 30th June 2013. <sup>\*\*</sup>The 3 year warranty consists of 36 months' unlimited mileage warranty (incl. 24 months' Pan European warranty) which guarantees your vehicle against defective manufacturing faults for a period of 36 months from the date of first registration and without mileage limits. This excludes wear and tear items. Retail sales only. Terms and conditions apply and the Warranty is subject to exclusions. See [www.alfaromeo.co.uk](http://www.alfaromeo.co.uk) for full details.



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

Welcome to the summer edition of the Charnock Bates corporate magazine which is primarily based on promoting a range of our clients' properties throughout the region.

Within this magazine we have a huge assortment of properties which are representative of the region within which we live, varying from 17th century cottages to converted barns, Georgian mansion houses, substantial Victorian homes and more recent properties from the turn of the century. Whether you are buying or selling or just merely interested in property like myself I very much hope that you can enjoy this aspect of our magazine.

With the market place finally showing signs of recovery and with more houses selling than at any other time since the recession began in 2007 Charnock Bates are reacting to this in a positive way. With the appointment of a new Senior Chartered Surveyor, Edward Peel, who will enable us to offer advice in different professional areas and assist in the further expansion of the company. I would like to wish him a warm welcome to the company and I feel sure he has an important part to play within the development of Charnock Bates in future years.

Edward joining the company coincides with Charnock Bates now becoming more active within the residential rental market and the commercial property market. The expansion of the company into these areas will not change the direction or how we deal with residential properties at the moment but merely expand our service to meet the needs of our clients into these additional areas.

I very much hope that you all enjoy our magazine and finally I would like to thank all of the contributors to our latest edition whether it be to our advertisers or editorial contributions.

Should you wish to be included within our next issue then please do not hesitate to contact us.

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

## Contact

Charnock Bates Head Office  
70 Commercial Street  
Halifax  
HX1 2JE

T: 01422 380100

F: 01422 330633

E: [info@charnockbates.com](mailto:info@charnockbates.com)  
[www.charnockbates.co.uk](http://www.charnockbates.co.uk)



# Contents

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

**4**

Is the tide turning?

**5**

Charnock Bates moving forward in the 21st century

**8 – 15**

Property Pages

**18 – 19**

Bentley Brear

Do you have a solid professional and reliable relationship with an Independent Financial Adviser?

**20 – 26**

Property pages

**27**

Mike Payne - Making the most of Ryburn

**30 – 34**

Property pages

**39 – 41**

A Different View.

The value in your home

**42 – 47**

Property pages

**48 - 49**

Knoll Top - Angry Bird Flies The Nest

**54 – 59**

Property pages

**Front page** image is Cooper House, Luddenden Foot currently on the market with Charnock Bates for offers over £695,000.





# Is The Tide Turning?



During the first 6 months of 2013 we have experienced some houses selling within time scales representative of pre 2008. As can be seen above these are examples of properties sold in the Ripponden and Lightcliffe areas within days of coming onto the market between prices of £250,000 to £500,000. Has the bubble burst in our recessionary property market or is this trend typical of what to expect in the near future?

The question is difficult to answer in a general context because arguably the North/South divide in property prices has never been so evident than it is today. For example, recent figures published by the Nationwide have shown that house prices over the last 12 months have risen by over 6% in the South whilst during the same period across the North West and North East house prices have dropped by around 5%. From our

experience at Charnock Bates we are of the opinion that prices within Calderdale and West Yorkshire have remained stable and we expect this to continue for the foreseeable future. That said, the increasing number of sales within short timescales is becoming more common, particularly for properties below £500,000, as there are clear signs that buyers are emerging from rental accommodation in order to get on the first rung of the property ladder.

Over recent years you will have all seen that whilst the property market has remained quiet the rental market has performed in quite the opposite way and has been bullish. As a result of this, within all parts, there has become a strong rental market and tenants looking to rent have grown in abundance. However, there is clear evidence that these people are feeling uneasy to continue to rent as there are suggestions

that both the economy and the property market is recovering. These people do not want to be caught out before market prices begin to increase again which in many ways is inevitable. This area of the market is being helped by the Governments Help to Buy Scheme, where borrowers are able to take out an equity loan from the Government, which will enable them to put down a deposit of just 5% on a property. That scheme began on the 1st April of this year. To help support this demand for people to come out of rented accommodation there is a second scheme which begins in January 2014 and is due to run until 2017. The scheme will be used to support £130 billion worth of mortgages. This is contributing massively to help this type of buyer who wants to gain entry into the property market.

Some people have said this will lead to an increase in property

prices in all areas of the country but in reality supply exceeds demand at the moment so in real terms this Government assistance should merely help to tip the scales so that there is equilibrium in the market place.

In the meantime, as we now have a new Governor of the Bank of England let's just hope that interest rates remain stable which will help to assist first time buyers whilst at the same time contributing to those individuals higher up the property chain looking to move on.

Without this continued support the market could easily revert into a decline and these green shoots of recovery that we are experiencing in mid-2013 could quite simply be nipped in the bud! So here's to a healthy but stable market place which will steadily grow and in this way will assist the country in progressing out of recession and steadily reducing unemployment.



# Charnock Bates moving forward in the 21st century

Charnock Bates are pleased to announce the strengthening of their professional team through the recruitment of Edward Peel, a Chartered Surveyor who has joined us from Colliers International in Birmingham. Whilst Edward has spent the bulk of his professional career in Leeds and Birmingham he originates from Halifax where he attended Crossley Heath School. He then progressed to Nottingham Trent University where he gained a BSc Honours degree in Real Estate Management in June 2009. Whilst working at Colliers International Edward achieved his professional qualification as a Chartered Surveyor in October 2011. He gained experience within a number of commercial

areas, however predominantly focused on representing clients within the Licensed & Leisure sector.

Edward is Halifax born and bred where his family homes have always been within the Savile Park and Skircoat Green area and as a result of which he will also become the Chartered Surveyor responsible for this area with future residential valuation and survey work.

Whilst Edward has been out of the area for several years he has remained an active member of Halifax Golf Club, where he was formally junior captain, and has therefore visited the area on a regular basis during his time at University and during his employment at Colliers International. In addition to golf,



Edward Peel BSc (Hons) M.R.I.C.S



Francesca Curcio-Rhodes

Edward participates in many sports with interests in rugby, football, skiing and has recently cycled across Scotland in aid of charity.

As a result of Edward joining us, Charnock Bates will fully utilise his skills and expertise by expanding into the commercial property market and the opening of a property management department. In this regard he will be ably assisted by Francesca Curcio-Rhodes who is presently studying property management and lettings through the National Federation of Property Professionals. Francesca will be based in Ripponden and it is here that we will promote the residential side of our property rentals. This service will be offered to both clients, old and new, who are presently letting residential

properties in our catchment area. We believe that the provision of these additional service lines is a positive move for Charnock Bates as it will enable us to further assist clients throughout the Calderdale region, however we are committed to maintaining our current levels of service through the residential sales. The recruitment of Edward with the assistance of Francesca and the rest of the team shall ensure that this continues into the future.

Charnock Bates would like to welcome Edward on board and we fully expect him to play a big role, not only from a professional point of view but in participating in many sporting and social events in Calderdale.



# 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**





**Hipperholme & Lightcliffe  
Day Nurseries Limited**



# Outstanding Childcare

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

*Ofsted*



To make an appointment, please contact Charlotte Roebuck (Managing Director)

**01484 71 10 15**

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

**[www.outstanding-nursery.co.uk](http://www.outstanding-nursery.co.uk)**





## KNOLL TOP

## CAUSEWAY, KRUMLIN

**A substantial detached Gentleman's residence benefiting from approximately 5.5 acres of impressive landscaped grounds and flat grazing land. Additionally benefiting from a detached two bedroomed bungalow.**

Would ideally suit a family with an equestrian interest or alternatively a family requiring a second home adjoining the main house.

Briefly comprising, entrance hall, 3 reception rooms, kitchen, utility, W.C, 5 bedrooms, 3 en suites and house bathroom. Ample parking, garage, gardens, land and stables.

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

**Guide Price £1,500,000**



Halifax

London

Ripponden

Download our  
**FREE** app now







## STONEYHURST

## LIGHTCLIFFE

**A substantial immaculately presented detached family home set within private landscaped grounds additionally benefiting from a self contained 2 bedroomed detached coach house.**

Comprising, hall, 2 reception rooms, W.C, study, snug, 2 kitchens, dining area, orangerie, utility, 7 bedrooms, 2 en suites, 2 shower rooms, bathroom & 2 dressing rooms. Gated drive, garages, games room, gardens, views and coach house.

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

**Guide Price £1,290,000**



Halifax

London

Ripponden

Download our  
**FREE** app now







## MIDDLE STOODLEY

## TODMORDEN / HEBDEN BRIDGE BOUNDARY

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

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

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

**Guide Price £1,250,000**



Halifax

London

Ripponden

Download our  
FREE app now







## THE GRANGE

## WARLEY

A unique opportunity to own the village cricket ground and acquire a Grade II Listed home where previous occupants include the writer Dr Phyllis Bentley and Patrick Bronte, father of the writers Charlotte, Emily and Anne Bronte, and of Branwell Bronte. Additionally a detached coach house with planning for a 4 bedroomed dwelling.

Comprising, entrance hall, 2 reception rooms, study, W.C, kitchen, utility, 4 bedrooms, dressing room and 2 bathrooms. Parking, gardens & grazing land available by negotiation.

Leeds approx 25 miles. Manchester approx 30 miles.

**Offers in Excess Of £895,000**



Halifax

London

Ripponden

Download our  
FREE app now







## GREENHEAD FARM

## SHELF

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

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

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

**Asking Price £895,000**



Halifax

London

Ripponden

Download our  
**FREE** app now







## BROOK HOUSE GRANGE

ODGEN

**A substantial detached family home offering flexible living accommodation set within approximately 6 acres of stunning grounds.**

Comprising, Breakfast kitchen, 5 reception rooms, office, utility, 2 W.C's, store room, 5 bedrooms, 2 en suites, dressing room and house bathroom. Ample parking, garages, gardens, paddock, woodland, tennis court and views. Detached 1 bed holiday let.

**Leeds approx 20 miles. Manchester approx 37 miles. Bradford approx 9 miles.**

**Guide Price £895,000**



Halifax

London

Ripponden

Download our  
**FREE** app now







## HAWKCLIFFE FARM

## HAWORTH

An 'eco friendly' substantial detached property dating back to approximately 1735 which has been renovated to a high standard throughout and offers flexible accommodation. Extensive views across Haworth and the famous Keighley and Worth Valley.

Comprises, kitchen, dining area, snug, lounge, sitting room with kitchen area, gym, utility, open plan living area, 4 bedrooms, 2 en suites, dressing room and bathroom. Approx 7 acres of grazing land, parking, garages and gardens

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

**Guide Price £895,000**



Halifax

London

Ripponden

Download our  
FREE app now







## SHAWS LANE FARM

## TRIANGLE

**A spacious detached family home benefiting from flexible living accommodation currently utilised a main house, annex, teenage suite and holiday let with approximately 6 acres and extensive views.**

Briefly comprising, 3 reception rooms, study, 2 kitchen's, utility, 4 double bedrooms, en suite, dressing room, bathroom, teenage suite and 2 shower rooms. Ample parking, workshop, 1 bed holiday let, views, gardens and land.

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

**Guide Price £825,000**



Halifax

London

Ripponden

Download our  
FREE app now





# 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](mailto:antony.pearce@hotmail.co.uk)



# Maude Heating Ltd

**A Local Family Firm  
Established Over 40 Years**

We offer exceptional quality & an extensive range of products for every home Traditional & period fires & fireplaces

- Full Installation by Our Own Fully Qualified Engineers
- Central Heating Systems & Plumbing
- Rayburn Cookers
- Accessories

**GAS • OIL • Solid Fuel Stoves & Cookers**

**Large selection of wood burning stoves**



**Visit Our Newly Extended Showroom** 18-22 Horton Street, HALIFAX TOWN CTR, HX1 1PU

Open Mon - Fri 8:30am - 5pm • Sat 9am - 4pm **01422 331119**

[www.maudeheatingltd.co.uk](http://www.maudeheatingltd.co.uk)



**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**

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

[www.walshtransport.co.uk](http://www.walshtransport.co.uk)  
tel: 01422 312736 mobile: 07774 718242



## Do you have a solid professional and reliable relationship with an Independent Financial Adviser?

**By Robert Brear BSc(Hons) Dip PFS IFA  
(Locally based in Ripponden)**

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 try to change the mind of this type of investor, good luck to them.

Since the start of 2013 financial advice for investments and pension planning has become exclusively fee based. As a result the door to seeking this advice has become difficult to open for some. For those willing and able to pay for high quality face to face advice there are still highly qualified advisers locally based who are willing to help.

We seek to invest time building business relationships with investors and potential new clients who value high service standards and a more hands on 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 advisory 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.

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.

The key elements of being a good financial adviser are 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. We offer the initial meeting at no cost to find out if we can work together.

Understanding client attitude to risk can be a demanding exercise in itself that requires careful investment of time and effort on behalf of an adviser.

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 local service.

If you are unsure about your investment portfolio or pension planning even if you have never taken independent financial advice before, there has never been a better time to make contact with us.

Piece of mind is difficult to put a price on.





## 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](mailto:advice@bentleybrear.com)**

Web: **[www.bentleybrear.com](http://www.bentleybrear.com)**





## LINDEN LEA

## KEBROYD

**A spacious, extended detached family home benefiting from private grounds and situated within a sought after and convenient location.**

Briefly comprising, hall, lounge, kitchen, dining area, sitting area, games room, garden room, shower room, 5 bedrooms, wet room en suite and house bathroom. Parking, double garage and gardens.

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

**Guide Price £795,000**



Halifax

London

Ripponden

Download our  
**FREE** app now







## FIELD HOUSE

## TRIANGLE

**Field House is a magnificent example of a palladian, Grade II \* Listed Georgian mansion house dating back to 1749 and is set within the grounds of the prestigious Field House estate.**

In its current form this is the very first time that this fabulous period home has become available for purchase since its construction.

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

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

**Guide Price £795,000**



Halifax

London

Ripponden

**Download our  
FREE app now**







## LOWER HIGH TREES FARM

## GREETLAND

**A substantial detached family home offering flexible living accommodation benefiting from a self contained holiday let/annex, approximately 1.5 acres and superb rural views.**

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

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

**Guide Price £765,000**



Halifax

London

Ripponden

Download our  
**FREE** app now







## COCKPIT FARM

## RISHWORTH

**An impressive fully renovated detached residence benefiting from a high specification throughout, approximately 10 acres of land and extensive rural views.**

Comprising, lounge, sitting/ dining room, living kitchen, utility, W.C, 5 bedrooms, 2 en suites and house bathroom. Ample parking, triple garage, stable block, gardens, detached bungalow/ office, views and land.

**Leeds approx 20 miles. Manchester approx 23 miles.**

**Guide Price £825,000**



## UPPER FOLD FARM

## BRADSHAW

**An impressive, substantial detached farm house and converted barn with planning permission to split to create 2 separate dwellings. The property benefits from approximately 7 acres of grazing land, paddock and stables.**

Comprising, 2 reception rooms, kitchen, utility, cloaks room, 2 W.C's, study, spacious games room, bar, 4 bedrooms, en suite and bathroom. Parking, garage, gardens, stables, land and extensive views.

**Manchester Airport approx 47 miles. Leeds Airport approx 15 miles**

**Guide Price £795,000**







## FIELD HEAD

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

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

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

**Guide Price £750,000**

## KRUMLIN, BARKISLAND



## COOPER HOUSE

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

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

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

**Offers Over £695,000**

## LUDDENDEN FOOT







## REDFIELD HOUSE

**A detached family home situated within the premier village of Norwood Green benefiting from approximately 1 acre grounds.**

Comprising, entrance hall, 2 W.C's, 2 reception rooms, kitchen, breakfast room, sun room, 4 bedrooms, store room and house bathroom. Parking, double garage, gardens and views.

**Leeds approx 13 miles. Manchester approx 35 miles.**

**Asking Price £695,000**

## NORWOOD GREEN



## UPPER SHAY FARM

## KEELHAM

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

Comprising, entrance hall, 3 reception rooms, kitchen, W.C, utility, galleried landing, 4 double bedrooms, dressing room, en suite, study, shower room and house bathroom. Ample parking, land, gardens, double garage and outbuildings. A further 12 acres of grazing land is available by separate negotiation.

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

**Guide Price £665,000**



Halifax

London

Ripponden

**Download our  
FREE app now**







## MEADOW BANK

## OXENHOPE

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

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

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

**Guide Price £650,000**



## ROUND HILL FARM

## CRAGG VALE

**An impressive 19th Century detached farmhouse situated within a rural location benefiting from approximately 5 acres and enjoying extensive views.**

Comprising, 2 reception rooms, conservatory/dining room, kitchen, utility/entrance porch, 4 double bedrooms, en suite bathroom and house bathroom. Ample parking, stables/garage, gardens and land.

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

**Guide Price £625,000**





# Introducing **Mike Payne** Prospective Conservative Councillor 2014 Making the most of Ryburn



I've lived in Ryburn Ward for 36 years and consider myself fortunate to live and work here, with our beautiful countryside, buildings, great people, thriving organisations and schools. We have a wealth of small enterprises and voluntary organisations and people find time and space to set up activities that enable us to pursue a great range of interests. In Ryburn we have natural beauty, peace and fresh air – things that money can't buy, and that most of us want to preserve for future generations.

I got involved with local politics because I believe it's important

that decisions are made by people who understand our area. My priorities are to represent the views of Ryburn residents on Calderdale Council and conserve Ryburn as a wonderful place to live, work and socialise in.

Recently I spent a morning volunteering with the Cleaner Greener Team, picking up litter along pavements and footpaths. I've also spent time working with Ripponden in Bloom clearing verges. Being part of a community is about us all taking pride and care of the area, considering the needs of others and helping to make a contribution wherever we can.



The natural beauty of Ripponden

I spent 10 years with the Community Foundation for Calderdale as a voluntary trustee and its Chairman, plus 6 years as school governor of Ryburn Valley High School. As the new member of the Ryburn Conservative team. I believe in building a safe and strong community for us all to enjoy and benefit from.

Traffic, parking, litter, fires on the moors, wind farms and the strain on our support services have already been mentioned to me as key local issues, as well as the

unpopular proposed demolition and re-siting of Halifax Central Library at a very large cost.

In July next year we are fortunate to have The Tour de France coming through Ryburn. This is the biggest annual sporting event in the World. As well as giving a boost to our local economy and something fantastic to observe, let's also make sure it leaves a legacy that benefits the community for years to come and preserves what we value.



Mike with friends from Ripponden in Bloom tending public space

If there are any issues that you would like to discuss please do contact me on:

**Tel: 01422 820467 Mob: 07973 207631**

[mike@bensonpayne.co.uk](mailto:mike@bensonpayne.co.uk)

Follow me on:   [ryburnconservatives](#)



Great walking country, Summer or Winter



# Dressing Up

**MAKE AN OCCASION EXTRA SPECIAL BY WEARING A KNOCK-OUT OUTFIT FROM HOUSE OF ELLIOT'S GLAMOROUS COLLECTION.**

The House of Elliot, situated on Halifax Road in Huddersfield, has been offering ladies fashion for 17 years. The store features a stunning collection of ladieswear for special occasions, and with pieces from world-class designers in an assortment of different styles available, customers are spoilt for choice. If you're looking for dresses, suits, hats, shoes or bags, House of Elliot has what you're looking for to please any style taste.

The friendly team greet customers with a warm Yorkshire welcome and promise to provide the ultimate shopping experience. No appointment is necessary and any garment can be expertly altered to fit perfectly. The staff,



which has over 35 years of experience, provides honest, helpful advice.

As well as offering garments for cruises, race days, work and evenings, the shop takes pride in its huge selection of mother-of-the-bride and groom outfits. The Mother-of-the-Bride collection ranges from the delicate Olvis lace summer styles to a fabulous collection from Mascara, both now available in-store. Other designers include Sonia Pena, Carla Ruiz and Michaela Louisa. The collection has been carefully chosen to offer the individuality you need to stand out from the crowd, and the House of Elliot will customise hats and fascinators to complement and finish off the look.

New for 2012 is the Budget with Style Bronze, Silver or Gold packages, which offer a selection of stylish goodies for a set price. These are designed not to break the bank but will still keep you looking glamorous and on trend for any special occasion.

The House of Elliot has dressed women from across the north with happy customers coming from Cumbria, Lancashire and throughout Yorkshire, to peruse and indulge in the store's impressive collection. Plus, with a bridal shop operating on the store's top floor, the House of Elliot really is the one-stop-shop for all the ingredients that create a truly stylish big day. The House of Elliot team believe that you only get one shot at choosing a truly fabulous outfit and shouldn't be hurried into an expensive mistake. Whatever your price bracket, the House of Elliot can accommodate it.

## Odds on Favourite to WOW



Stand out in the stands with one of our amazing hats, fascinators or head pieces

We have a fabulous selection to choose from by exclusive designers for hire or to buy - Prices from only £25 - £399

Also a stunning collection of lace outfits available from as little as £116

Co-ordinating shoes & bag packages to add the finishing touches from only £69.95

Race down to  
**THE HOUSE OF ELLIOT**

to view our beautiful collection at

213 Halifax Road, Huddersfield

Tel: 01422 377911 or [www.motherofthebrideoutfits.co](http://www.motherofthebrideoutfits.co)





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.

### New Seasonal Fixed Price Menu

**2 Courses for £12-95**

**3 Courses for £15-95**

Same fantastic quality food at an exceptional value for money price!! See our website for the current menu and service times.



### Throughout August and into September we celebrate our **'Fresh Fish & Seafood Festival'**

An ever changing menu of Fresh from the Coast Fish and Seafood such as: Dressed Whole Whitby Crab, Chargrilled Fresh Lobster, Stuffed Whole Seabass & Seabream, Bouillabaise, Chowder, Monkfish & King Prawn Skewers and much much more. Table reservation advisable particularly on a weekend.



### Champagne Sale

- on throughout the summer months  
Bottle of House Champagne  
**only £25 while stocks last!!**  
Reserve yours when booking!

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, Food served 12 Noon - 8pm**

**Open Sunday hours on all Bank Holidays**

- serving food all day!

## The Fox Bar & Bistro

46-50 Oldham Road, Ripponden, Halifax, West Yorkshire HX6 4DP

Tel: 01422 825880

Email: [info@foxbarandbistro.co.uk](mailto:info@foxbarandbistro.co.uk)

Web: [www.foxbarandbistro.co.uk](http://www.foxbarandbistro.co.uk)





## BROOK HOUSE FARM

OGDEN

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

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

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

**Offers Over £600,000**



## SPIGGS CROFT

SHIBDEN

**A spacious detached barn conversion commanding an elevated position with panoramic views across the Shibden Valley, nestled within approximately 1.5 acres of garden and paddock. Excellent access to good local schooling and nearby village amenities.**

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

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

**Guide Price £595,000**





## CEDAR LODGE

## SAVILE PARK

**A deceptively spacious, well presented Architect Designed detached family home situated within a premier location.**

Comprising, entrance vestibule, hallway, lounge with dining area, kitchen, utility, 5 double bedrooms, en suite, shower room and house bathroom. Parking, double garage with office above and gardens.

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

**Asking Price £585,000**



## BREARLEY OLD HALL

## BREARLEY

**An impressive, well presented Grade II Listed property with a high specification throughout enjoying private grounds.**

Comprising, entrance hall, 2 reception rooms, kitchen, utility, study, store rooms, dressing room, 4 double bedrooms, en suite, 2 bathrooms, office, 2nd kitchen and gym. Ample parking, gardens, workshop and approx 1.75 acres available by separate negotiation.

**Leeds approx 22 miles. Manchester approx 28 miles.**

**Guide Price £575,000**



Halifax

London

Ripponden

**Download our  
FREE app now**







## CALDER VIEW COURT

## SHELF

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

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

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

**Asking Price £525,000**



## KITTYMOORE COTTAGE

## NORLAND

**A rare opportunity to purchase a beautiful detached cottage in a rural location. Kittymoore Cottage has remained in the same family for 60 years and has therefore not been on the open market.**

Comprising- lounge, dining/sitting room, snug, sun room, kitchen, utility, 3 double bedrooms, en suite bathroom, dressing room and bathroom. Double garage, gardens and flat paddock.

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

**Guide Price £525,000**







## MEADOWCROFT

**A spacious immaculately presented detached residence situated within a premier location.**

Comprising, entrance hall, lounge, sitting area, dining area, bar, kitchen, utility, W.C, sun room, 5 double bedrooms, en suite, shower room and house bathroom. Ample parking, double garage and gardens.

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

**Offers Over £499,999**

## BRIGHOUSE



## ROSE CROFT

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

Comprising - hall, 2 reception room, sun room, kitchen, utility, 4 bedrooms, en-suite and shower room. Good sized gardens, garage and ample parking. Excellent for local amenities and good local schools.

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

**Offers Around £495,000**

## SAVILE PARK



Halifax

London

Ripponden

Download our  
**FREE** app now







## THE OLD SMITHY

## SOUTHOWRAM

**A detached family home situated within an elevated position enjoying extensive far reaching views benefiting from a good sized outbuilding with the potential for many different uses.**

Briefly comprising, entrance hall, 2 reception rooms, kitchen, utility, W.C, 4 bedrooms, en suite and bathroom. Ample parking, gardens and further outbuilding available by separate negotiation.

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

**Offers Around £475,000**



## UPPER HAZEL HURST FARM

## WAINSTALLS

**A detached residence with adjoining barns, stables and approximately 10 acres of grazing land. The property has the potential to convert into separate dwellings subject to gaining planning consents. The property would ideally suit a developer or an individual with equestrian interests.**

Comprising, 2 reception rooms, kitchen, sun room, study, 3 bedrooms, en suite, leisure room and 2 bathrooms. Ample parking, triple garage, paved gardens, land, barns/stables, mistle and extensive views.

**Leeds approx 22 miles. Bradford approx 14 miles.**

**Guide Price £475,000**





# ***GUARANTEED UNBEATABLE PRICES***

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

**FREE  
PLANNING  
& DESIGN**



Skircoat Road,  
Halifax  
**Telephone**  
**01422 330395**

[www.halifaxkitchens.co.uk](http://www.halifaxkitchens.co.uk)

Open: Monday - Friday 9.00am - 5.00pm,  
Saturday 9.00am - 4.00pm

**HALIFAX**  
k i t c h e n  
& b e d r o o m  
C O M P A N Y

Company Est 1987



# Stunning, Beautiful, *Autentica*

See our exclusive and unique range of windows and doors in our showroom at Hunger Hill, Halifax opposite The Shay. Autentica is a hand finished product available in a choice of three designs and eight bespoke colours. Visit our website to request a detailed brochure - [www.ryburnewindows.co.uk](http://www.ryburnewindows.co.uk) or call free on 0800 074 0854.



## **RyburneWindows**

Window, Door & Conservatory Manufacturers & Installers

**Factory:** Hanson Lane, Halifax HX1 4SD **Tel: 01422 369871**  
**Showroom:** 2, Hunger Hill, Halifax HX1 2JT **Tel: 01422 381271**



# 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



# KINGSTON

DIAMOND MERCHANTS & GOLDSMITHS

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.

## MICHAEL KORS collection



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



# a differentview

## The value in your home

Stewart Charnock-Bates advises on where the value is in property and how to increase the saleability and value of your home.

Ultimately, as the TV programme says the inherent value of your home is 'Location, Location, Location'. But for those of you who are tired of hearing that phrase and thinking there must be more to the valuation of your home than simply where it is, you would be correct. However the location of your property due to its proximity to communication links, employment and local amenities such as good local schools does account for the bulk of the value of a property.

I would say that having regard to today's Government policy for education that reputable state schools are becoming more important every day. There are several factors that influence this including the cost of private education and the differing standards of our state schools throughout the country. Needless to say, every parent wants the best education for their child and as such, many families will be dictated to as to where they should live for this very reason. So, therefore, this will inevitably have an impact on those properties closest to well-regarded schools.

But surely there must be more within the value of your home than just how close the property is to the motorway, local amenities and quality schools. Quite simply there is.

This was highlighted recently



Old Stones

by the sale of a dilapidated home on the millionaires' resort of Sandbanks in the South of England for £3.5 million. This property is to be demolished and the price realised was all down to its incredible sea view, hence nothing to do with the motorway, good schools or even a bus route. This sale illustrates the importance that a view can have on the value and potential sale of a property. For example we recently sold 'Old Stones' Krumlin for £450,000 within one week of marketing. As can be seen from the photograph above, the views are spectacular

and although one cannot see the sea, the rolling hills of Calderdale are almost just as attractive.

Other examples of properties selling this year with magnificent views include Collon Bob Barn,

Greater time is now being spent at home in the garden today as the way in which people socialise and interact is completely different than say five to ten years ago. There are many reasons



Collon Bob Barn

Cragg Vale (pictured above) and Only House, Northowram (pictured left). Three completely different styles and period of houses located across the length and breadth of Calderdale but with one thing in common a great view.

Historically, some people have perceived a garden to be a liability due to maintenance but this view is now very much changing.

for this including a more general interest in gardening but also the recession has impacted on an individual's life style. A barbecue at home may be preferable and more economical for family and friends rather than a visit to a restaurant or public house.

There is also a genuine interest in home produce now and there has been a notable increase in the number of properties that I



Only House



visit which have an area set aside for vegetables or fruit. This must be financially beneficial, healthy and also be very educational for children as they watch food growing in their own garden before their eyes. As can be seen from the photograph right, of Old Oats Royd, a fine property that benefits from a wonderful garden whilst at the same time a well-stocked vegetable plot.

Inevitably this has impacted dramatically on the licensed industry but their loss is very much the gain of the environment within which we live.

Today we find many of our clients are conscious of having a well maintained garden and I can't reiterate enough just how much I agree with them. First impressions are very important with the selling of any product and property is no different. In today's technical world a potential buyer will probably have two viewings of your home before they even step through the door. The first one will be the photographs of your property on the internet which will then hopefully encourage that person to undertake a viewing externally.

At this stage that person will make a decision with regards to an internal viewing. This will be influenced by a variety of factors but in particular the view and the gardens. If a property appears to be well maintained externally and the gardens are neat and tidy



Old Oats Royd

then the chance of that internal viewing will increase dramatically. A property representative of such features can be seen in Coley Gate at Norwood Green which we sold at the beginning of the year. The gardens were immaculately maintained with superb lawns and mature shrubs within grounds of 2.4 acres. As can be seen from the photograph below the garden obviously played an important part in catching the eye of the buyer.

Finally, don't forget about that all important phrase "kerb appeal". Look at your front garden carefully – this is the area first

seen by the potential buyer. This is where you can be creative, whether it be with a neat edged lawn, pots, hanging baskets and box hedging, this could influence how somebody sees your home. "In the words of fashion icon, Alexander McQueen, "there is no

better designer than nature". Whilst there are great benefits in enjoying a well maintained garden it is also reported that an attractive and well maintained landscape can add as much as 10% to the value of your home. So don't underestimate the



Coley Gate



Coley Gate

condition of what you see outside as well as within.

When I attend many valuations a question that I am frequently asked is should I extend my home or convert adjoining outbuildings into extra living space. My initial response is of course dependent upon the requirements of the clients but the main aim of the question is will any of these improvements add value or not?

Discussions invariably centre around either an extra bedroom, a conservatory or additional accommodation to the house.





Bramley Lane



Lyndhurst

Addressing my advice from how these improvements would materially affect your home then without doubt in the majority of cases an extra bedroom will add on the greatest percentage increase to the value of a property. This is particularly the case, for example when a two or three bedroom cottage could become three or four bedroom, which would then become attractive to families. The value of a property could increase by as much as ten to twenty per cent assuming that the work is completed in a similar way to the original house.

Conservatory's over the years have proved to be the most popular addition to any property but try to avoid a tendency, if you are going to build one, to make the conservatory look as though it has just been bolted on the back of your house. It is essential to try and make the conservatory an extra living room that can be used throughout the year and be constructed of materials which would be more typical of a permanent extension and then internally installing the same flooring in this area as in other floor areas which will help to create a feeling of space and flow. To ensure all year round living in

this area always remember to try and heat the room from a central system. A good example of this can be seen in Bramley Lane, a property we sold recently. The way in which this conservatory has been built creates an additional living room which enables the value of the property to be significantly increased. However, this is not always the case with a conservatory/living room extension and in summary what I would say is that before you start to construct such a room to your own property always bear in mind how this room will work with your existing house and in particular trying to create an extension that can be used all year round. A room merely added onto the house and of a different construction can just be for your own enjoyment rather than for any increase in the capital value of your home.

Many older properties have outbuildings attached to them which were formally used for garden storage, fuel and other utility purposes. To convert these buildings into extra living space you can also add value to your home by simply using the existing floor space of what is already there. A particularly

good example of this can be seen in the photograph above of the kitchen within a property that we sold recently on Cecil Avenue in Lightcliffe. To the left of the main house was an original range of single story stone outbuildings. The previous owners converted these buildings into a fabulous kitchen leading through into a sitting room and a study. Without doubt these conversion works contributed not only to the value of the property but also to the fact that the house sold very quickly. As can be seen from above, there is more to your property value than its location. Whilst it is still acknowledged that this is a major contributory factor to initially attracting your buyer, one can

see that after this there are many points to consider which can materially affect not only the value of your home but also whether somebody would be attracted to come and view your home in the first place. There are considerably more ways in which you can help yourself within your home than I have mentioned but the above just illustrates how a property with a view, a neat garden and perhaps a "wow" factor of a living room extension can, not only affect the value of your home but its saleability in comparison to others.

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





### BANK HOUSE FARM

### STAINLAND

**A spacious detached barn conversion, including a self contained undercroft flat, together with a paddock, situated in an idyllic location enjoying picturesque views over Barkisland hillsides.**

Comprising, entrance hall, 2 reception rooms, W.C, kitchen, utility, sun room, galleried landing, 3 bedrooms, en suite, house bathroom, snug (potential bed 5). Undercroft flat comprising, living/ kitchen, bedroom and en suite. Gardens, orchard, approx 2/3 acre paddock and views.

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

**Offers Over £495,000**



### THE PADDOCK

### WARLEY

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

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

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

**Guide Price £479,950**



### ST PAUL'S HOUSE

### DENHOLME

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

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

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

**Guide Price £475,000**



### CLOSE HEAD FARM

### THORNTON

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

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

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

**Offers Around £469,950**



Halifax

London

Ripponden

**Download our  
FREE app now**







### RYESTONE DRIVE

### RIPPONDEN

**A spacious detached family home enjoying accommodation over 3 floors benefiting from landscaped gardens and far reaching views.**

Comprising, entrance hall, dining kitchen, 3 reception rooms, study, 2 W.C's, utility room, 5 bedrooms, dressing room, 2 en suites and house bathroom. Parking, double garage, gardens and views.

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

**Guide Price £448,995**



### LOWER HEY HOUSE KRUMLIN, BARKISLAND

**A superb, well presented Grade II Listed 17th Century period property situated within an idyllic location benefiting from far reaching views and approximately 3 acres of land.**

Comprising, entrance hall, lounge, dining kitchen, utility, W.C, 3 bedrooms, en suite and house bathroom. Parking, double garage with office/ games room above, gardens, grazing & woodland.

**Leeds approx 23 miles. Manchester approx 24 miles.**

**Asking Price £430,000**



### NEW HOLME

### WAINSTALLS

**A spacious detached family home situated within a rural position enjoying far reaching views and benefiting from approximately 1 acre grounds.**

Briefly comprising, hallways, 2 reception rooms, kitchen, W.C, utility, study/bedroom, 3 double bedrooms, en suite, cinema room/ potential bedroom and house bathroom. Ample parking, south facing gardens and double garage.

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

**Guide Price £430,000**



### FIRTH COTTAGE

### BARKISLAND

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

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

**Manchester International Airport approx 36 miles. Leeds Bradford Airport approx 22 miles.**

**Asking Price £465,000**



Halifax

London

Ripponden

Download our  
**FREE app now**







### CROFT HOUSE FARM

### RISHWORTH

**A detached farm house situated within a rural position enjoying extensive views and approximately 2.5 acres of land.**

Comprising, Kitchen, utility, breakfast room/ study, 2 reception rooms, conservatory, 4 double bedrooms and house bathroom. Parking, gardens, land and extensive views. Additionally there is a good sized garage/workshop which would ideally suit an individual who is looking to work from home.

**Leeds approx 25 miles. Manchester approx 22 miles.**

**Offers Over £420,000**



### PARKFIELD

### TRIANGLE

**A delightful detached family home situated within a sought after location benefiting from approximately 3/4 acres grounds and rural views.**

Briefly comprising, hallway, 2 reception rooms, kitchen, utility, W.C., conservatory, 4 bedrooms and bathroom. Ample parking, garage, gardens and views.

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

**Guide Price £410,000**



### THE MISTALS

### RISHWORTH

**A delightful, well presented semi detached barn conversion situated in an elevated position enjoying extensive far reaching views.**

Briefly comprising, entrance hall, 2 reception rooms, kitchen, W.C., utility, 4 bedrooms, en suite and bathroom. Ample parking and gardens.

**Leeds approx 20 miles. Manchester approx 23 miles.**

**Offers Over £399,950**



### HEATH MOUNT

### SAVILE PARK

**A spacious, well presented property situated within a sought after location enjoying accommodation over four floors.**

Comprising, hallways, 2 reception rooms, dining area, sun room, kitchen, utility, W.C., cellars, 5 double bedrooms, bedroom 6/study, study area, shower room and house bathroom. Parking and gardens.

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

**Offers Over £395,000**





### THE BEECHES

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

Comprising:- 2 reception rooms, dining kitchen, utility, sitting room/ bedroom 5, 4 further bedrooms, en suite and bathroom. Generous private gardens and parking.

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

**Guide Price £395,000**

### BRIGHOUSE



### MAIN STREET

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

Comprising, 2 reception rooms, kitchen / breakfast room, lounge, wc, 4 bedrooms, en-suite and bathroom. Gardens and garage.

**M65 at Colne approx 8 miles. M606 / M62 at Bradford approx 12 miles.**

**Offers Around £395,000**

### STANBURY



### FLINTS HALL FARM

**A semi detached farm house situated in a rural location enjoying extensive far reaching views. The property requires modernisation throughout and benefits from approx 10.5 acres of land and a good sized agricultural building. An additional 16.1 acres (approx) of land available by negotiation.**

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

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

**Offers Around £395,000**

### RIPPONDEN



### RYESTONE DRIVE

**A spacious, well presented detached family home enjoying accommodation over 3 floors.**

Comprising, entrance hall, 3 reception rooms, dining kitchen, utility, shower room, 5 double bedrooms, en suite and house bathroom. Parking, double garage and gardens.

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

**Guide Price £380,000**

### RIPPONDEN



Halifax

London

Ripponden

**Download our FREE app now**







### WITHENS GAP COTTAGE

### WAINSTALLS

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

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

Leeds approx 20 miles. Manchester approx 30 miles.

**Offers Over £375,000**



### IVY HOUSE

### BARKISLAND

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

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

Leeds approx 20 miles. Manchester approx 25 miles.

**Offers Around £375,000**



### MALTKILN GARDEN HOUSE

### CLAYTON

A deceptively spacious, immaculately presented detached property enjoying accommodation over 3 floors and extensive far reaching views.

Comprising, hall, WC, lounge, kitchen/diner, utility, 6 double bedrooms, 2 en suites, bathroom, shower room and W.C. Parking, garage and gardens. Easy garage conversion for extra living space.

Leeds approx 15 miles. Manchester approx 40 miles. Bradford approx 4 miles.

**Guide Price £375,000**



### CROFT COTTAGE

### RIPPONDEN

A hidden gem within walking distance of Ripponden centre. On the market for the first time in 20 years this Grade II listed 3 bedroom period property is situated within a sought after and convenient location.

Comprising; lounge, dining, boot room, dining kitchen, 3 double bedrooms, en suite and bathroom. Private drive, parking, gardens, patios to front, back and rear.

Leeds approx 25 miles. Manchester approx 25 miles.

**Guide Price £375,000**



Halifax

London

Ripponden

Download our  
FREE app now







## KINGSTON

## BRIGHOUSE

**A detached spacious family home situated within a sought after and convenient location.**

Comprising, entrance hall, 2 reception rooms, kitchen, sun room, 4 bedrooms, dressing room, W.C and house bathroom. Parking, garage and gardens.

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

**Asking Price £375,000**

## GLEN VIEW

## WHEATLEY

**A spacious, unique, late Georgian home, only 2 miles from Halifax town centre, yet within two miles of Ogdenwater.**

Briefly comprising, hall, lounge, 2nd reception room/4th bedroom, dining kitchen, garden room/conservatory, store/workshop, shower room, study, 3 double bedrooms and bathroom. Parking and gardens. Stone garden shed/garage.

**Leeds approx 18 miles. Manchester approx 34 miles. Bradford approx 9.8 miles.**

**Guide Price £369,000**



## TOOTHILL AVENUE

## BRIGHOUSE

**A deceptively spacious 'True' bungalow in need of modernisation, benefiting from good sized south facing gardens.**

Comprising, entrance hall, 2 reception rooms, sun room, kitchen, utility, 3 bedrooms, en suite and house bathroom. Parking, single garage and gardens.

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

**Guide Price £365,000**

## GOSFORD

## SOWERBY BRIDGE

**A spacious detached family home benefiting from accommodation over 3 floors and enjoying extensive far reaching views.**

Comprising, hallways, dining kitchen, utility, lounge, snug, 5 double bedrooms, 2 en suites and house bathroom. Parking, double garage with store and gardens.

**Manchester International Airport approx 38 miles. Leeds Bradford Airport approx 20 miles.**

**Guide Price £365,000**



Halifax

London

Ripponden

**Download our  
FREE app now**





# Knoll Top

## Angry Bird Flies The Nest

With its roots in the Roaring Twenties, this stunning gentleman's residence was built with money made in a woollen textiles mill.

The success of the Sykes family, who finished the house in 1930, is evident in the fabric, fixtures and fittings.

Knoll Top has been restored and extended to reflect the period from which it was constructed, whilst at the same time the present owners have shown a meticulous eye for detail in taking the property forward into the 21st century. The high quality of the standard of the specification is evident both in the original property and where Knoll Top has been extended and this is similarly the case with the adjoining stone built detached bungalow.

With a good range of recently constructed purpose built equestrian buildings and approximately 5 acres of good quality flat grazing land the property would provide an ideal retreat for the individual interested in horses, being surrounded by countryside, yet close to a number of commercial centres.

These very surroundings which



Impressive grand dining hall

are both peaceful and tranquil, provided Liam Bowmer, the son of the current owners, with the inspiration to create an online game that helped spawn the global phenomenon Angry Birds. Castle

Clout is credited as the forerunner of the addictive mobile app that has captivated millions, including David Cameron.

Liam devised it when he was a law student still living at home and

says elements of Knoll Top can be seen in the game, which involved hurling medieval ammunition at an enemy castle.

"The stonework in the castle is the same colour as the house, and the green fields and view as a backdrop are similar. It must have been subliminal as I spent a lot of time planning the game at home," he says.

The money he made from licensing Castle Clout was nowhere near the £5billion Angry Birds has generated. But it did allow him to put a deposit down on a house. He has also launched his own IT business, The Business Depot, and is planning to develop some of his latest game ideas.

Now he and his siblings have flown the nest, his parents John and Julie are downsizing. The couple bought the property in the beautiful hamlet of Krumlin, near Ripponden, in 2004 after being captivated by the stunning location.

"The unique positioning, with the Pennine backdrop, meant we fell for Knoll Top instantly," says Julie. "The proximity to Ripponden also offered a delightful village environment inclusive of the excellent independent school, Rishworth, which our three children attended."



Stylish gazebo





She adds: “John and I are both in business, so it was paramount that we had a beautiful rural setting to escape to, while being able to access the motorway from the

house within 10 minutes. We can be in Leeds or Manchester city centre within 40 minutes from here.” The couple have renovated and developed the house, which has a



The stables

host of period features, including mullion windows, oak panelled walls, original fireplaces and impressive domed ceilings to two of the bedrooms. The majority of the Art Deco woodwork, doors and handles have been restored to complement the Bowmers’ sensitive modernisation.

Knoll Top, which also comes with a two-bedroom bungalow, now has an entrance hall, three reception rooms, a kitchen, utility, cloakroom, five bedrooms, three en-suites and a house bathroom. Outside, there is ample parking, garage, gardens, 5.5 acres of land and a stable block.



Beautiful gardens



# 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](http://www.michaelheap.co.uk)  
[info@michaelheap.co.uk](mailto:info@michaelheap.co.uk)



**01422 835524**



## 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

The above and more, plus **FREE** client visits at your office or home

Come and see us in our classic offices for a no-obligation chat, call **01422 347 880** or email [info@broadbentsltd.co.uk](mailto:info@broadbentsltd.co.uk)



21 Clare Road, Halifax, West Yorkshire HX1 2HX  
*helping you make the right decisions*



[www.broadbentsltd.co.uk](http://www.broadbentsltd.co.uk)

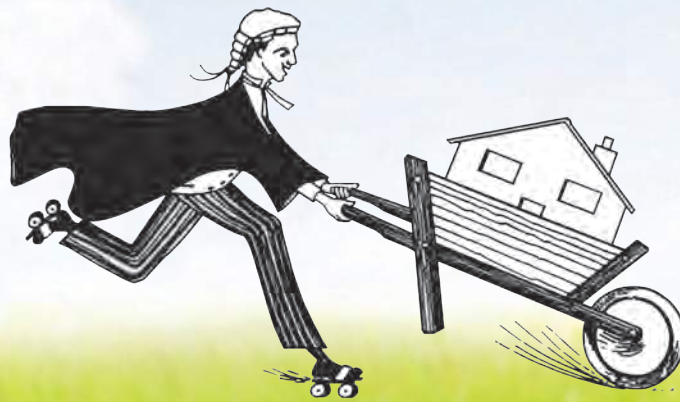


# *Angela Viney*

## *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](mailto:mail@angelaviney.co.uk) Web: [www.angelaviney.co.uk](http://www.angelaviney.co.uk)**

**Regulated by the Council for Licensed Conveyancers**



# nail

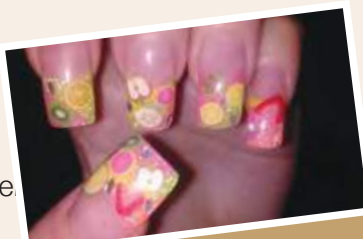
the nail lounge



## Gorgeous nail treatments in Halifax

Combining a relaxed atmosphere, experienced nail technicians and a fantastic range of products, The Nail Lounge is the perfect place for some serious pampering. Established since 2004, our stunning salon has built a strong reputation in our local area, based on our exceptional treatments.

Offering luxury manicures, nail enhancements and designs from leading brands, we're confident that we have a treatment for everyone. So if you're looking to spoil yourself, why not pop into our salon today to find out more from our friendly team?



**Our tailor made gift vouchers make the perfect gift!**



# beauty

the beauty lounge



## Beauty therapy by Beauty Lounge

Beauty therapy in Halifax based at the Nail Lounge Salon, Beauty Lounge offer a wide range of beauty therapy treatments.

### Treatments include

- HD Brows
- Threading & Waxing
- Reflexology
- Lava Shells
- Natural Elements Facials
- Massage
- Reflexology
- Sienna
- Spray Tan



the nail lounge



Beauty Lounge Valette



@beautyloungehx



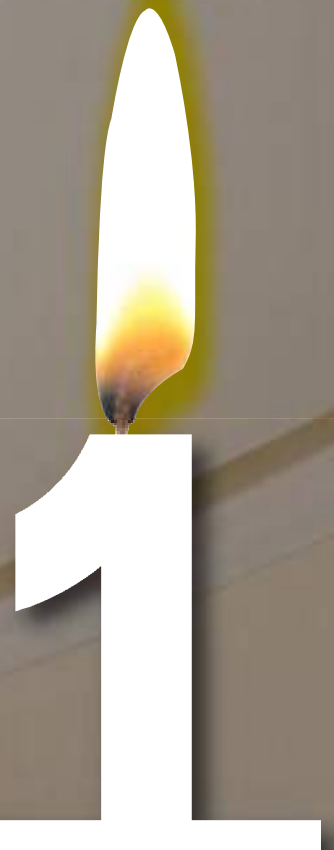


b.hair

Would  
you

b.

lieve  
it, we're







### SUMMERFIELD

### STAINLAND

**An impressive detached Victorian family home situated within a sought after Village location enjoying good sized gardens.**

Comprising, Hallways, 3 reception rooms, breakfast kitchen, W.C, cellars, 4 double bedrooms and house bathroom. Parking, 3 garages, gardens and views.

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

**Guide Price £360,000**



### THE CROFT

### SWALES MOOR

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

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

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

**Offers Over £350,000**



### HALSTEAD CLOSE

### RIPPONDEN

**An immaculately presented detached family home situated over 3 floors in a sought after location.**

Comprising, hall, 2 reception rooms, dining kitchen, utility, snug, W.C, 4 double bedrooms, 2 en suites and house bathroom. Double garage and gardens enjoying rural views.

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

**Guide Price £349,995**



### GLENTHORNE LODGE

### BRIGHOUSE

**A spacious, detached family home situated within a convenient and popular location.**

Comprising, hall, WC, study, dining kitchen, dining area, lounge, sun room, utility, five bedrooms, en-suite shower room and house bathroom.

Private drive, lawned and patio gardens.

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

**Asking Price £339,995**



Halifax

London

Ripponden

**Download our  
FREE app now**







### SPRING BANK

### NORTHOWRAM

**A spacious detached property having been partly renovated by the current vendor, situated within a sought after location.**

Comprising, entrance hall, living kitchen, Sun Room, lounge, W.C, utility, 4 bedrooms, en suite (not completed), study and house bathroom. Parking, double garage, garden room and gardens.

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

**Offers Over £330,000**



### SCHOOL CLOSE

### RIPPONDEN

**A detached family home situated within an elevated position enjoying views over Ripponden church and within walking distance to Ripponden Centre.**

Comprising, lounge, dining kitchen, conservatory, lounge, 4 bedrooms, shower room and house bathroom. Parking, double garage, gardens and views.

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

**Guide Price £324,950**



### JERUSALEM SQUARE

### SOUTHOWRAM

**A well presented deceptively spacious end cottage situated within an idyllic location enjoying extensive far reaching views.**

Comprising, entrance hall, kitchen, 2 reception rooms, W.C, utility room, sun room, cellar/ W.C, master bedroom with walk in wardrobe, en suite and balcony, 3 further double bedrooms, study and house bathroom. Ample parking, single garage, gardens and views.

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

**Guide Price £324,950**



### SALTERLEE VILLAS

### SHIBDEN

**A spacious, extended semi detached family home requiring some modernisation, situated within an idyllic, private hamlet location.**

Briefly Comprising, hallway, 2 reception rooms, study/porch, kitchen, utility, cloakroom, 4 bedrooms, en suite and bathroom. Ample parking, garage and south facing gardens. No vendor chain.

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

**Guide Price £310,000**



Halifax

London

Ripponden

**Download our  
FREE app now**







## KEBROYD HALL

## TRIANGLE

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

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

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

**Offers Over £309,000**



## ELM VIEW

## HALIFAX

**A spacious Victorian terrace property having retained many of its original features, benefiting from accommodation over 4 floors and an adjoining self contained apartment/ annex.**

Main house comprising, entrance hall, 2 reception rooms, kitchen, basement rooms, 4 bedrooms, W.C, house bathroom and store rooms. Ample parking, double garage and paved garden. The Annex comprises, living kitchen, sitting room, 2 bedrooms and bathroom.

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

**Guide Price £299,999**



## BANKFIELD GRANGE

## GREETLAND

**A spacious, extended detached family home situated within a sought after and convenient location.**

Briefly comprising, entrance hall, dining kitchen, lounge, sitting area, W.C, 4 bedrooms, en suite and bathroom. Drive, double garage, gardens and views.

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

**Guide Price £295,000**



## EAST VIEW

## LUDDENDEN

**A spacious end terrace property with accommodation over 4 floors benefiting from delightful views and good sized gardens.**

Comprising, entrance hall, 3 reception rooms, dining kitchen, W.C, store room, 4 double bedrooms, en suite and house bathroom. Parking, gardens and views.

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

**Guide Price £295,000**



Halifax

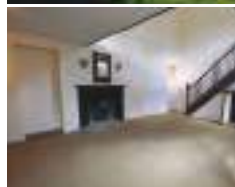
London

Ripponden

**Download our  
FREE app now**







### SOUTHMEADE

### TODMORDEN

**An immaculately presented semi detached home situated within a sought after location and enjoying distant far reaching views.**

Comprising, 2 reception rooms, study, kitchen, 3 double bedrooms, en suite, house bathroom and attic room. Gardens and views.

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

**Guide Price £275,000**

### THE MANSE

### LUDDENDEN FOOT

**An impressive Grade II Listed chapel conversion in need of renovation throughout, enjoying flexible and spacious accommodation set over four floors.**

Comprising, Entrance hall, lounge, mezzanine level dining room, kitchen, utility, sitting room/ potential to create bedroom 4, play room bedroom 3, 3 further bedrooms and house bathroom, additional shower room and 2 cloakrooms. Workshop, gardens and far reaching views.

**Leeds approx 20 miles. Manchester approx 29 miles.**

**Guide Price £260,000**



### SPRING LANE

### GREETLAND

**A delightful end cottage property with accommodation over 4 floors, enjoying extensive views over the Golf Course and beyond.**

Briefly comprising, lounge, dining kitchen, utility, 4 bedrooms, en-suite and house bathroom. Parking, decked balcony and small lawned garden.

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

**Offers Over £245,000**

### LOWER SWIFT PLACE

### RIPPONDEN

**A delightful end cottage situated within an idyllic location enjoying views across the stream and woodland. The property has development potential with planning permission for a single storey extension and garage.**

Comprising, kitchen, lounge, dining hall, 3 bedrooms, en suite and house bathroom. Parking and gardens.

Plans can be viewed on [www.calderdale.gov.uk](http://www.calderdale.gov.uk) Application Number - 12/00690/HSE

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

**Offers Over £235,000**



Halifax

London

Ripponden

**Download our  
FREE app now**







### GREENHOLME COURT

### GREETLAND

**A delightful semi detached period property situated within a sought after location.**

Briefly comprising; hall, lounge, dining kitchen, cellars, 3 bedrooms, en-suite, bathroom. Parking, double garage and lawned garden.

Leeds approx 20 miles. Manchester approx 30 miles.

**Guide Price £225,000**



### SADDLEWORTH ROAD

### GREETLAND

**A well presented semi detached family home enjoying far reaching views, situated within a sought after location.**

Comprising, entrance hall, lounge, dining kitchen, porch/utility, 3 bedrooms and house bathroom. Parking, single garage and gardens.

Leeds approx 20 miles. Manchester approx 30 miles.

**Guide Price £215,000**



### THE DAIRY

### BARKISLAND

**A Grade II listed 2 bedroomed cottage offering an eclectic mix of character and contemporary accommodation in a rural location with stunning views.**

Briefly comprising, open plan living kitchen, 2 bedrooms and house bathroom. Ample parking and gardens.

Leeds approx 20 miles. Manchester approx 25 miles.

**Guide Price £215,000**



### ORCHARD COTTAGE

### HIPPERHOLME

**A delightful recently part refurbished, detached 'True' bungalow situated within a sought after and convenient location.**

Briefly comprising, entrance hall, 2 reception rooms, kitchen, utility, 2 double bedrooms, bedroom 3/study and bathroom. Parking, single garage and garden.

Leeds approx 15 miles. Manchester approx 30 miles.

**Guide Price £209,950**



Halifax

London

Ripponden

Download our  
FREE app now







### SWEET OAK

**A delightful cottage property situated within a sought after location and enjoying distant far reaching rural views.**

Briefly comprising, entrance porch, lounge, dining kitchen, master bedroom, bedroom two/office/movie room and house bathroom. Good sized garden to the rear.

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

**Offers Over £195,000**

### TRIANGLE



### SPRING HALL COTTAGE

**A delightful recently renovated period property situated within a private hamlet enjoying views across the surrounding countryside.**

Comprising, entrance porch, lounge, kitchen, W.C, cellar, 2 double bedrooms and house bathroom. Parking and paved garden.

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

**Offers Over £195,000**

### SHELF HALL



### COPLEY HALL TERRACE

**A deceptively spacious, recently renovated well presented period property with accommodation over 4 floors, situated within a sought after and convenient location.**

Comprising, 2 reception rooms, study, utility, kitchen, store room, 5 double bedrooms, en suite and house bathroom.

**Manchester International Airport approx 43 miles. Leeds Bradford Airport approx 17 miles.**

**Offers Over £185,000**

### COPLEY



### EXCELSIOR MILL

**A spacious ground floor apartment benefiting from two double bedrooms and situated within a sought after village location.**

Comprising, lounge/dining room, kitchen, 2 double bedrooms and house bathroom. Parking and communal secret garden. No vendor chain.

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

**Guide Price £125,000**

### RIPPONDEN



Halifax

London

Ripponden

**Download our FREE app now**





- ◆ Building Design
- ◆ Project Management
- ◆ Development Advice
- ◆ Party Wall Awards
- ◆ Planning Advice

## MICHAEL DENTON ASSOCIATES

Chartered Building Surveyors  
Architectural Design Consultants

- ◆ Structural Surveys
- ◆ Condition Surveys
- ◆ Dilapidation Surveys
- ◆ Expert Witness
- ◆ New Build Warranties

If you have a project or survey which you would like to discuss further with us, then please do not hesitate to contact us via the numbers below.

Our free consultation service is available to discuss your project requirements.

Michael Denton Associates Ltd, established 1971, are Chartered Building Surveyors and Architectural Design Consultants carrying out structural surveys of all types of properties and also quality architectural design & project management services for all building projects including the multi-award winning refurbishment of Somerset House, the jewel in Halifax's crown.



30 Prescott Street, Halifax, HX1 2LG  
TEL: 01422 364983 FAX: 01422 369212 EMAIL: [mda@md-associates.co.uk](mailto:mda@md-associates.co.uk)



## A Fielden Landscapes

### NC Arb ND Hort C&G CAD

- Natural Stone Paving
- Gates
- Pergolas
- Garden Walls - recent client (Premier Homes Ltd)
- Dog Pens
- Ponds
- Lawns
- Rockeries
- Garden Design
- Block Paving
- Patios- recent client (DDS Display design services)
- Decking - recent client (Alliance health care Ltd)
- Driveways
- Fencing
- Paths
- Planting Schemes- recent client (Leeds Bradford airport)
- Garden Maintenance

Design - With our design experience we can offer expert advice on all aspects of a design which best suits you and your families needs, from the choice of materials, use of materials and methods of construction. Plant schemes and lighting designs are all included in our services.

[afieldenlandscapes@gmail.com](mailto:afieldenlandscapes@gmail.com)  
Mob- 07835628862

## 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 Conversions • Tanking & Dry Lining Systems
- Storm Damage • Roofing

[www.experttreat.co.uk](http://www.experttreat.co.uk)



# OUR BIGGEST EVER

## — LIGHTING SALE —

### AT LEAST 20% OFF ALL LIGHTING



*Don't miss out on these fantastic savings!*

J.G.  
**HARRISON**  
& SONS LTD.

#### HALIFAX

New Brunswick Street  
Halifax  
HX1 5BW

tel: **01422 363525**

fax: 01422 343070

[sales@jgharrison.co.uk](mailto:sales@jgharrison.co.uk)

#### DEWSBURY

Webster Hill  
Huddersfield Road  
WF13 2RU

tel: **01924 465802**

fax: 01924 454103

[dewsbury@jgharrison.co.uk](mailto:dewsbury@jgharrison.co.uk)

#### ROCHDALE

Haynes Street  
off Whitworth Road  
OL12 0UW

tel: **01706 860860**

fax: 01706 860999

[rochdale@jgharrison.co.uk](mailto:rochdale@jgharrison.co.uk)

#### BRADFORD

113 Manningham Lane  
Manningham  
BD8 7JA

tel: **01274 731333**

fax: 01274 392639

[bradford@jgharrison.co.uk](mailto:bradford@jgharrison.co.uk)

[www.harrisonlighting.co.uk](http://www.harrisonlighting.co.uk)



# House of Creation

HAIRDRESSERS



**Stylish Cuts & Beautiful Colours**  
Men's Styling and Grooming

**August & September Offers:**  
**£75.00 off full head extensions**  
**£50.00 off half head extensions**

**Job offers and chair available for rent,  
contact the salon for more information.**

**Stockist of the salon-exclusive Moroccanoil**  
**A revolution in hair care**  
**Discover the performance behind the headlines**

**RACCOON**  
inspiration  
hair products

**CLOUD NINE**  
hair

**NEAL WOLF**  
hair products

**MOROCCANOIL**

To book an appointment contact us on our new phone number **01422 823329**  
**House of Creation, 123 Halifax Road, Ripponden. Open Tuesday to Saturday 10am til late**

**A JAR OF CAKE**  
HANDMADE WITH LOVE



**Order online  
today at  
[www.ajarofcake.com](http://www.ajarofcake.com)**

All our cakes are lovingly baked fresh to order, each jar is individually layered with moist cake and topped with rich butter cream or cream cheese frosting. Only the freshest and finest quality natural ingredients are used when baking our jars of cake including fresh fruit, free-range eggs, natural extracts and spices. There are a variety of flavours, ribbons and messages to choose from.

A Jar of Cake makes a perfect gift for family, friends and loved ones or just to let someone know that you care. They are a perfect and

unique gift for all special occasions and corporate events.

All of our jars are carefully packaged in a beautiful box and tied with black and ivory ribbon. Every package comes complete with a special personalised message. A selection of coloured packaging and ribbons are available, let us know what your requirements are.

For more information regarding trade business please contact me on [maria@ajarofcake.com](mailto:maria@ajarofcake.com) or 07886 317 677.

**The perfect  
gift for family,  
friends and  
loved ones...**





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

**BOSSE®**  
**Better sound through research®**

Digital Home Cinema Systems, Surround Sound,  
homewide system design & installation.

time  sleep



Traditional & Contemporary Beds  
Tel: 01484 500560



**Showroom:** Time 4 Sleep Ltd, Colneside Business Park,  
Off George Street, Milnsbridge, Huddersfield, HD3 4JD

[www.time4sleep.co.uk](http://www.time4sleep.co.uk)

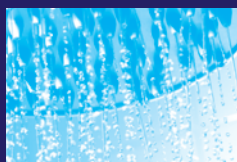
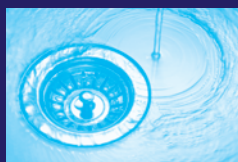


# the plumbers of choice



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](mailto:nigel@kytesgas.co.uk)

Web: [www.kytesgas.co.uk](http://www.kytesgas.co.uk)







Your New Heating Oil Supplier



Emergency & 4x4 Land Rover Deliveries Available

[www.craggsenergy.co.uk](http://www.craggsenergy.co.uk)

01422 882500

[sales@craggsenergy.co.uk](mailto:sales@craggsenergy.co.uk)

The Craggs Country Business Park, New Road, Cragg Vale, Hebden Bridge, West Yorkshire, HX7 5TT

# Elevated Mast Photography

Stunning high impact photography with altitude!



Before

Photography to get  
you moving !



Tel: 01484 722604



After

Email: [info@elevatedmastphotography.com](mailto:info@elevatedmastphotography.com) Web: [www.elevatedmastphotography.com](http://www.elevatedmastphotography.com)

Elevated Mast Photography, 4a Halfhouse Lane, Hove Edge Brighouse. HD6 2PH







# THE WEDDING MILL

**Yorkshire's Only Dedicated Pre-Owned  
and New Bridal Boutique**

*Based in our beautiful premises in the  
World Heritage site of Saltaire*



- *A bridal boutique, full of beautiful dresses of all shapes and sizes, with all the luxury and service of a high end boutique, but with recession friendly prices.*



- *New and pre-owned accessories such as tiaras, shoes, bags, jewellery and more.*



- *We also offer bridesmaid dresses, perfect for proms or balls - but at an affordable price.*

93 Bingley Road, Saltaire, West Yorkshire BD18 4SB  
01274 597023 Email: [enquiries@theweddingmill.co.uk](mailto:enquiries@theweddingmill.co.uk)  
mobile:- 07546 499311







Excellent service  
Impeccable quality  
Fast Turnaround  
Cost Effective  
We've got it all covered

# Excellent Service

Print  
Print Management  
Design  
Promotional  
Direct Mail

**01422 355656**  
[www.larchfieldassociates.co.uk](http://www.larchfieldassociates.co.uk)

 **Larchfield Associates Ltd**  
Solutions in Print

## **.B.D.BROOKS.**



*stonemasons*

**Design, Creation & Installation of  
Individual, Bespoke stone work.  
Complete Service, Free Home Survey**

Friendly Family Run business.  
Established 1981.



B.D Brooks  
Stonemasons  
109 Halifax Road  
Ripponden  
HX6 4DA  
**01422 822220**  
[www.bdbrooksfireplaces.com](http://www.bdbrooksfireplaces.com)  
Mon - Fri 10-3.15, Sat 10-4,  
by appointment Weds & Sun



**Calm You**

holistic & beauty therapies

**10% discount  
off all treatments  
on production of this voucher**

Calm You @ The Crystal Rooms  
Wards End, Halifax  
07812 212822 | [calmyou@hotmail.co.uk](mailto:calmyou@hotmail.co.uk)  
[www.calmyou.co.uk](http://www.calmyou.co.uk) | Facebook/calmyouholistic





OYSTER PERPETUAL SKY-DWELLER  
IN 18 CT WHITE GOLD

*LH*

LISTER HORSFALL

SINCE 1902

14-16 CORN MARKET, HALIFAX, WEST YORKSHIRE HX1 1TH  
1 BROOK STREET, ILKLEY, WEST YORKSHIRE LS29 8AA  
[WWW.LISTERHORSFALL.CO.UK](http://WWW.LISTERHORSFALL.CO.UK)



ROLEX

WATCH FEATURED SUBJECT TO STOCK AVAILABILITY