

North View, Barkisland, HX4 0DR

£585,000

Edkins & Holmes
ESTATE AGENTS

A deceptively spacious four/five bedroom character home, blending period charm with generous family accommodation. Retaining a wealth of original features, including an impressive inglenook fireplace, exposed stone walls and ceiling beams, the property enjoys extensive gardens, open countryside to the rear and far-reaching valley views to the front.

The accommodation briefly comprises an entrance porch, spacious dining kitchen, welcoming lounge, utility room, cloakroom and a versatile snug which could also be used as a fifth bedroom. To the first floor, the principal bedroom benefits from an en-suite shower room, alongside three further well-proportioned bedrooms and a four-piece family bathroom.

Outside, the extensive rear garden backs directly onto open countryside, creating a wonderful setting for outdoor living, while the front of the property enjoys attractive valley views. A driveway provides off-road parking and leads to a single integral garage.

The property is well placed for access to the amenities of both Barkisland and nearby Ripponden, including independent shops, cafés, restaurants and well-regarded schooling. The M62 motorway is within easy reach, providing convenient links to Leeds and Manchester, while Halifax and Huddersfield town centres offer a wider range of shopping, leisure and rail services.

Offering flexible living space, character features and a desirable semi-rural setting, this charming home is perfectly suited to growing families and those seeking the best of village living with excellent commuter links.







Entrance Porch
Tiled flooring. Double glazed window to side elevation. Double glazed door to front elevation.

Inner Hall
Stairs to first floor. Exposed beams. Understairs cupboard. Radiator.

Cloakroom
Wash hand basin. Low flush W.C.

Lounge 13'4" x 14'11" (4.087 x 4.555)
Log burner set in Inglenook fireplace. Ceiling beams. Exposed stone wall. Radiator. Two double glazed windows to front elevation.

Snug / Bedroom Five 7'9" x 17'6" (2.366 x 5.357)
Radiator. Double glazed window to rear elevation.

Dining Kitchen 25'1" x 13'6" + 8'10" x 5'9" (7.662 x 4.131 + 2.698 x 1.771)
Fitted kitchen with wall and base units. Breakfast bar. Ceramic Belfast sink. Granite work surfaces. Rangemaster dual fuel range cooker (included). Cooker hood. Integrated dishwasher. Two designer radiators. Double glazed windows to front and rear elevations. Double glazed French doors to rear elevation.

Utility Room 8'11" x 5'4" (2.722 x 1.629)
Base units. Stainless steel sink. Plumbing for washing machine. Radiator. Double glazed window to rear elevation.

Spacious Landing
Stairs from Inner Hall. Loft access.

Bedroom One 17'4" + recess x 14'11" (5.296 + recess x 4.548)
Built in wardrobes / storage. Radiator. Double glazed windows to rear and side elevations.

En-Suite
Wash hand basin. Low flush W.C. Shower cubicle. Partially tiled. Towel radiator. Extractor fan. Double glazed window to rear elevation.

Bedroom Two 14'4" x 15'1" (4.390 x 4.610)
Feature fireplace with exposed chimney breast. Exposed beams. Radiator. Double glazed window to front elevation.

Bedroom Three 14'11" x 12'3" (4.569 x 3.735)
Fitted wardrobes. Wooden floor. Radiator. Loft access (via pull down ladder) which has light and is boarded. Double glazed window to front elevation.

Bedroom Four 7'9" x 5'11" (2.366 x 1.828)
Currently utilised as an office. Radiator. Double glazed window to rear elevation.

Bathroom
Wash hand basin. Low flush W.C. Bath with mixer taps. Separate shower cubicle. Traditional radiator. Loft access. Double glazed window to rear elevation.

Garage 19'7" x 10'0" (5.991 x 3.060)
Up and over doors. Power. Light. Boiler.

Parking
Driveway with EV charging point.

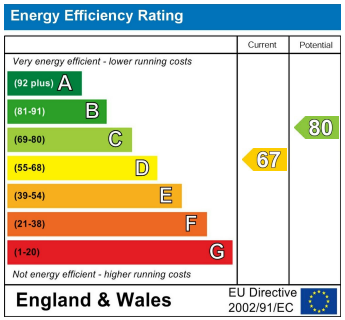
Garden
Extensive lawn and patio garden with views over open countryside.

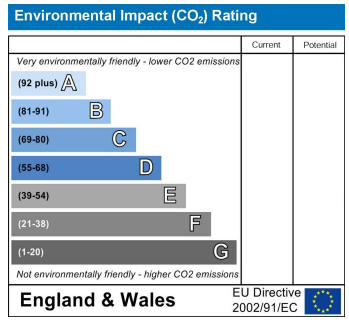
Council Tax Band
E

Location
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
canines.series.spike

Disclaimer
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JASPER





2 North View, Barkisland, HX4 0DR

enquiries@edkinsandholmes.co.uk
01422 310044



Ground Floor



1st Floor