



Brook House Stables, Lane Head Lane, Ogden, Halifax, HX2 8XN

**** AN OPPORTUNITY NOT TO BE MISSED** RARELY SEEN ON THE OPEN MARKET ** A FABULOUS FAMILY HOME**
**** BROOK HOUSE STABLES** was refinished in 2021 and will be of interest to couples and families looking for that impressive property that has been finished to a high standard. Enjoying **FANTASTIC VIEWS**, set within an idyllic peaceful setting with large gardens and over **ONE ACRE** of land to be enjoyed. In addition to there is great network of paths right on your doorstep, along with the Reservoir and Halifax golf course plus great commuter links via Halifax and beyond. The Property is accessed by a picturesque track leading to a gated drive/parking area, and set in a very enviable part of Ogden. Internally there is an open entrance leading to the **TWO DOUBLE BEDROOMS** open plan living room, kitchen/diner. From the dining area you can enter the large garden and patio area via the French doors. **NOT ONE TO BE MISSED!**

£355,000

T 01274 601119 **E** wibsey@robertwatts.co.uk **W** robertwatts.co.uk
Wibsey Office: 140 High Street, Wibsey, BD6 1JZ

f RWEstateAgents **T** @robertwatts_

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ENTRANCE HALLWAY

Inviting entrance hallway

OPEN PLAN LIVING AREA

Stunning contemporary living area 'L' shape in design with space for relaxing and formal dining with patio doors leading onto the paved seating area

KITCHEN

Quality fitted kitchen with an array of wall and base units, worktops incorporating breakfast bar and integral appliances. Oven hob and extractor, dishwasher and fridge freezer

BEDROOM ONE

Good size double room

BEDROOM TWO

Another double/twin room

BATHROOM

Lovely modern bathroom, panelled bath with shower over, vanity style sink and W.C

OUTSIDE

Accessed via a traditional private road, through the gated access and leading to large parking area. Lawned gardens with patio seating area PLUS an acre of graze land

FURTHER INFORMATION

Council Tax - Band B

Tenure - Freehold

PLEASE NOTE

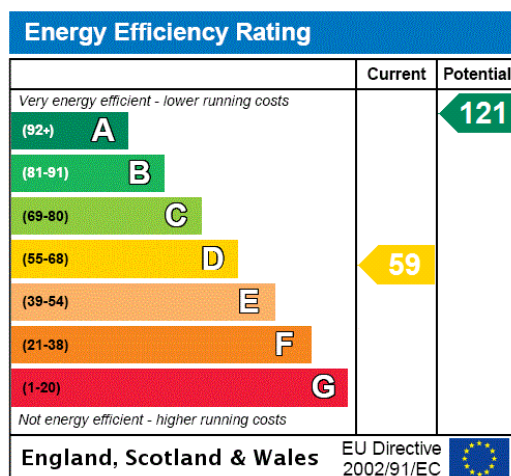
* SOME IMAGES ARE FOR ILLUSTRATION ONLY

* AS OFTEN SEEN WITH RURAL LIVING THERE ARE RESTRICTED COVENANTS THAT DO OFTEN APPLY.

PLEASE SEEK GUIDANCE FROM YOUR SOLICITORS PRIOR TO PURCHASE

The Fixtures & Appliances included have not been tested and therefore no guarantee can be given that they are in working order. Every care has been taken with the preparation of these sales particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance you should obtain independent verification, or we will be pleased to check them for you. These sales particulars do not constitute a contract or part of a contract.





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