



## 6 BAIRSTOW LANE HALIFAX

Situated in this extremely popular and convenient residential location, lies this one bedroomed stone built extended end terraced residence providing accommodation which will be of special interest to the first-time buyer or property investor. The property has planning permission for a two-storey extension to the side and rear of the property making it a three bedroomed residence. The full planning permission and plans can be seen on Calderdale Council's planning portal ref 22/00523/HSE. This period residence has the benefit of uPVC double glazing and gas central heating with a modern bathroom and kitchen and parking and a garden to the rear. The property provides excellent access to Halifax and Sowerby Bridge as well as easy access to the trans-Pennine road and rail network. This end period terraced property has excellent potential and an early appointment to view is strongly recommended.

Price Guide: O/A £150,000



The uPVC double glazed front entrance door opens into the

### SPACIOUS LOUNGE 15' x 12'6



With uPVC double glazed window to the front elevation, feature fireplace incorporating marble inset and hearth with coal effect living flame gas fire. One double radiator, and one TV point.

From the Lounge a door opens into the

### INNER VESTIBULE

With coat hanging facilities. Door to cellar head with stone steps down to a

### KEEP CELLAR

From the Inner Vestibule a doorway leads to the

### KITCHEN 11' x 10'1



With fitted wall and base units incorporating matching work surfaces with stainless steel single drainer sink unit with a mixer tap, gas cooker point, central heating boiler and plumbing for an automatic washing machine. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and a pine panelled ceiling. There is a uPVC double glazed window to the rear elevation, combination boiler, one double radiator and uPVC double glazed rear entrance door.



From the Lounge a door opens to stairs with fitted carpet leading to

### LANDING

With one double radiator and a fitted carpet. From the Landing a door opens into

### BEDROOM ONE 15' x 10'



Spacious double bedroom with a uPVC double glazed window to the front elevation, one double radiator and a fitted carpet.

From the Landing a door opens into the

## BATHROOM



With three steps. This modern bathroom is fully tiled and has a modern recently installed white three-piece suite comprising hand wash basin in vanity unit with mixer tap, low flush W/C and panelled bath with mixer shower tap. Chrome heated towel rail/radiator, extractor fan and a fitted carpet.

## GENERAL

The property is constructed of stone and surmounted with a blue slate roof. It has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The property has full planning permission for a 2-storey extension to the side and rear full details are available on Calderdale's planning portal under reference 22/00523/HSE. The property is Freehold and in Council Tax band A

## EXTERNAL



To the front of the property there is footpath leading to the front entrance door. To the side of the property there is parking for several vehicles and room for an extension. To the rear there is a flagged patio area with raised flower beds and a long garden.



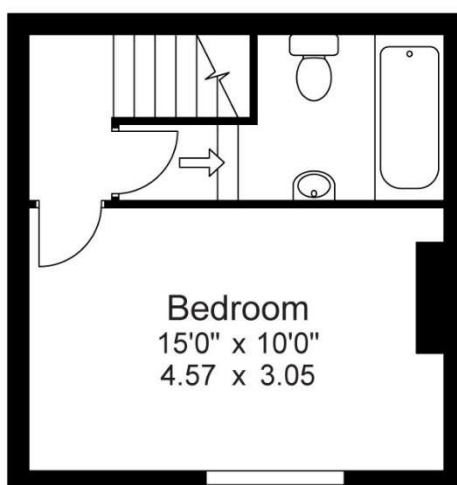
## TO VIEW

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

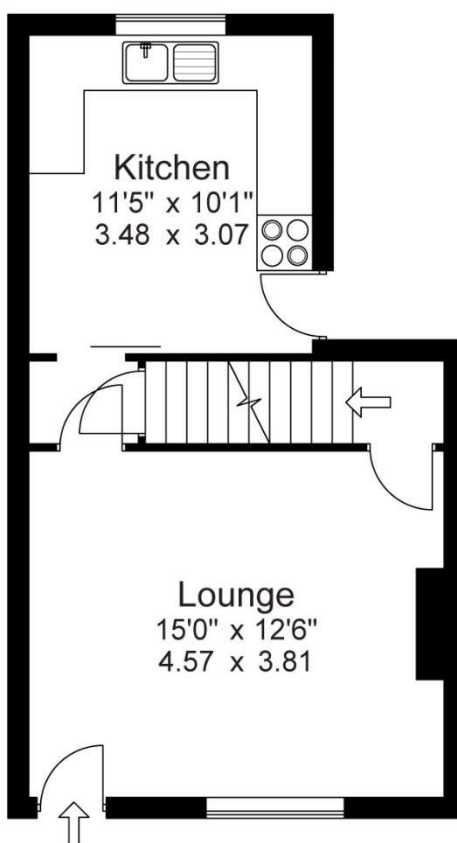
## DIRECTIONS

From Halifax town centre proceed along King Cross Street and merging on the left with Aachen Way. Proceed up King Cross Road until reaching the traffic lights, take the A646 Burnley Road travelling through Willowfield and just before reaching the sign for Gainsborough Carpets on the left turn left into Bairstow Lane (opposite The Peacock pub). Number 6 is on the right where you will see our signboard.

Approx Gross Floor Area = 593 Sq. Feet  
= 54.97 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

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