



23 WARLEY TOWN WARLEY, HALIFAX

Situated in the delightful village of Warley lies this stone-built cottage providing deceptively spacious two bedroomed accommodation. This stone-built period cottage briefly comprises an entrance porch, lounge, modern fitted dining kitchen, two double bedrooms, bathroom, gas central heating and yard to the rear. The property provides excellent access to the local amenities of Warley as well as easy access to Halifax town centre and the trans-Pennine road and rail network linking the business centres of Manchester and Leeds. Very rarely does the opportunity arise to purchase such a spacious cottage in this sought-after location and as such an early appointment to view is absolutely essential to avoid disappointment.

Price Guide: 0/0 £200,000

The front entrance door opens into the

ENTRANCE PORCH

With double glazed window to the front elevation, From the entrance porch double doors open into the

SITTING ROOM 4.10m x 3.64m



With two windows to the front elevation providing this room with its light and spacious aspect, feature fireplace with coal effect living flame gas fire, cornice to ceiling, one telephone point, one TV, one double radiator and a fitted carpet.

From the Lounge double doors open to the cellar head with steps down to the

KEEP CELLAR

From the Lounge double doors open to the

DINING KITCHEN 4.48m x 3.64m



This spacious room is fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless-steel single drainer sink unit with mixer tap, four ring halogen hob with extractor in stainless steel canopy above and fan assisted electric oven and grill beneath, integrated dishwasher and an integrated

fridge freezer. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls. Feature stone fireplace to one wall with electric fire on a matching hearth, cornice to ceiling, inset spotlight fittings, one double radiator and a fitted carpet. There are two uPVC double glazed windows to the rear elevation and a uPVC double glazed rear entrance door.

From the Dining Kitchen a door opens to stairs with fitted carpet leading to the

FIRST FLOOR LANDING

With window to the front elevation, one single radiator and a fitted carpet. From the Landing double doors open to

DOUBLE BEDROOM ONE 3.63m (excluding wardrobes) x 3.65m



With uPVC double glazed window to the front elevation. To either side of the chimney breast there are built-in wardrobes with cupboard space above, matching dressing table and chest of drawers to the opposite wall, one single radiator, and a fitted carpet. From the Landing double doors open to

DOUBLE BEDROOM TWO 3.80m including wardrobes x 3.66m



With double glazed window to the rear elevation, to one side of the chimney breast there is a built-in wardrobe with cupboard space above and further cupboards to the remaining side, one single radiator and a fitted carpet.

From the Landing a door opens to the

BATHROOM



With modern white four-piece suite comprising pedestal wash basin, low flush WC, corner shower cubicle with overhead and handheld shower units and a panelled bath with mixer tap and hand held shower unit. The bathroom is fully tiled and has a uPVC double glazed window to the rear elevation, one double radiator, extractor fan and a fitted carpet.

GENERAL

The property is constructed of stone and has a stone slate roof. It has the benefit of all mains services, gas, water and electric with the added benefit of gas central heating and majority uPVC double glazing. The property is freehold and in council tax band B.

EXTERNAL



To the rear of the property there is a flagged yard with a raised flower bed.

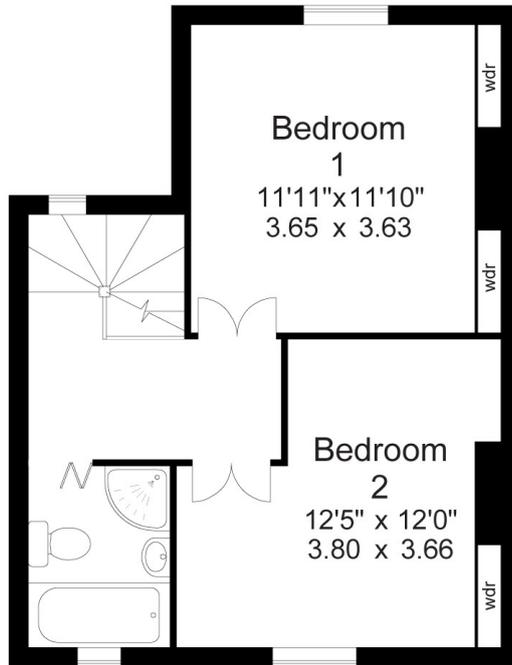
TO VIEW

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

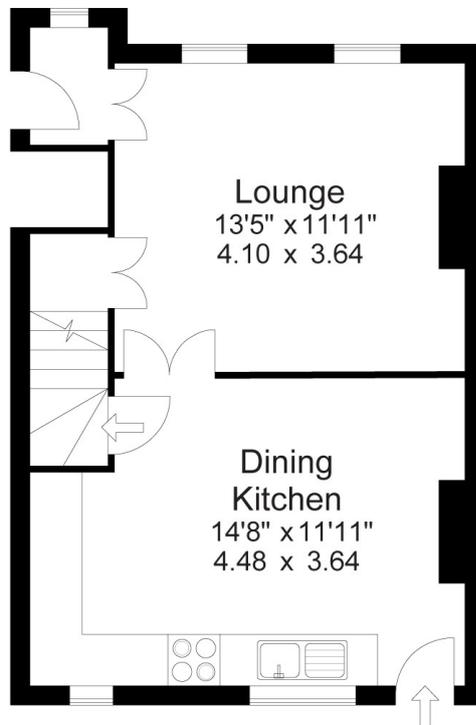
DIRECTIONS

Sat Nav HX2 7RZ

Approx Gross Floor Area = 783 Sq. Feet
= 72.58 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

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