



**6 RAMSDEN STREET
WHEATLEY
HALIFAX
HX3 5JE**

A wealth of wonderful character added to modern fittings and surprisingly large rooms make this three bedroomed semi-detached cottage a must to view. The outside photo gives you a hint of the history of the property, but step inside and you will find a stone floor, stone mullioned windows, beamed ceilings, feature stone walling, a wood burner set into a stone fireplace, an oak kitchen, a traditional style bathroom... all to go alongside the gas central heating, the uPVC double glazing and outside we have the colourful gardens with the far reaching views. The family dining kitchen is a room of two halves, with plenty of space for a dining table to one side, whilst the oak fronted cupboards match the extensive range of units in the kitchen area. The living room is a fabulous size and houses that fireplace, and then there's an inner lobby with a storage cupboard which would actually make a great little study area to work from home. Upstairs you'll find a galleried landing, three good double bedrooms and a lovely, well fitted bathroom with an antique washstand. It's all really tastefully done and just waiting for the right buyers. Oh, and think about sitting out in the gardens with a glass of your favourite beverage, enjoying the far reaching views across the valley.

£220,000

LOUNGE

5.34 x 4.61 (17'6" x 15'1")

A large living room which has a focal point of a stone fireplace which houses a multi fuel burner. To either side of the fireplace run display shelving with inset uplights and there are traditional stone mullions to the window and exposed beams to the ceiling. There is also a useful storage cupboard beneath the stairs.



FAMILY DINING KITCHEN

6.39 x 3.78 (21'0" x 12'5")

A large family room with a dining area to the front and the kitchen area to the rear. The kitchen area is extensively fitted with a range of oak fronted units with matching drawers and granite work surfaces to matching returns. The kitchen and dining areas are separated by a breakfast bar which has oak doors to the kitchen side, and houses the washing machine and dishwasher. A Belfast sink is set into the work surface, with a mixer tap, and there is a gas range with matching canopy hood set to a granite back. The boiler cupboard and meter cupboards are all in matching oak, and the dining room has a traditional style stone floor. The window has exposed stone mullions and cills and the ceiling beams are exposed.



INNER LOBBY

With staircase to the first floor and a useful storage cupboard.

FIRST FLOOR LANDING

A spacious galleried landing.

BEDROOM ONE

4.63 x 3.26 widening to 4.14 (15'2" x 10'8" widening to 13'7")

A large bedroom with a feature stone wall, stone mullioned window and exposed beams to the ceiling. There is a useful high level storage cupboard, too.



BEDROOM TWO

3.74 x 3.38 (12'3" x 11'1")

A nice double room which has been fitted with a range of wardrobes. The beams are exposed and the window has exposed stone mullions.



BEDROOM THREE

3.03 x 2.70 (9'11" x 8'10")

A good sized room which has been fitted with a day bed, with twin wardrobes to either side.



HOUSE BATHROOM

2.98 x 2.81 (9'9" x 9'3")

A beautiful bathroom with a feature stone wall, the remaining walls being part wood panelled, and windows to two sides. The four piece suite consists of a low level WC, a wash basin which is set to a Victorian wash stand and has antique style wall lamps above, a shower enclosure and a freestanding bath with a Victorian style mixer tap and shower head fitment. The floor is finished with wood effect tiling and the ceiling is open to expose the beams.



OUTSIDE

The property has gardens to the rear consisting of a paved patio and further seating areas, complemented by colourful flowerbeds and flowering shrubs. A real feature of the property is the view you get from these areas across the valley.



ADDITIONAL INFORMATION

Tenure: Freehold.
Calderdale Council Tax Band: B.



DIRECTIONS

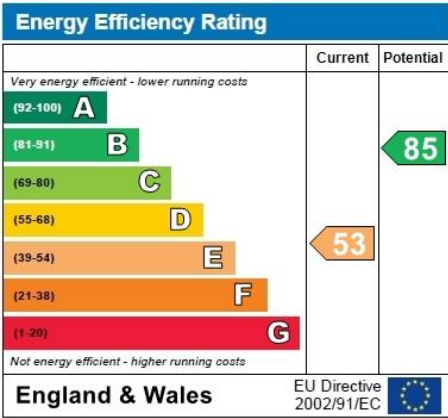
Follow the A629 Keighley Road out of Halifax and proceed along the dual carriageway until reaching the first set of traffic lights before turning left into Shroggs Road. Turn right at the mini roundabout in front of B&Q and follow the road as it starts to rise up the hill before turning right into Ramsden Street, where the property can be found on the right hand side. Postcode: HX3 5JE.

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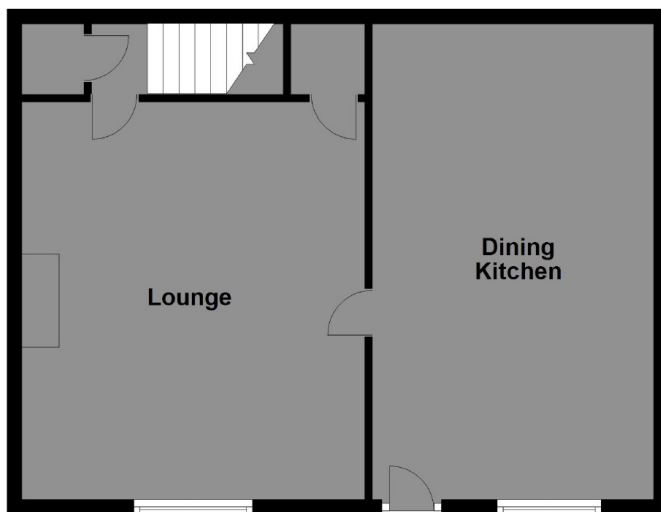
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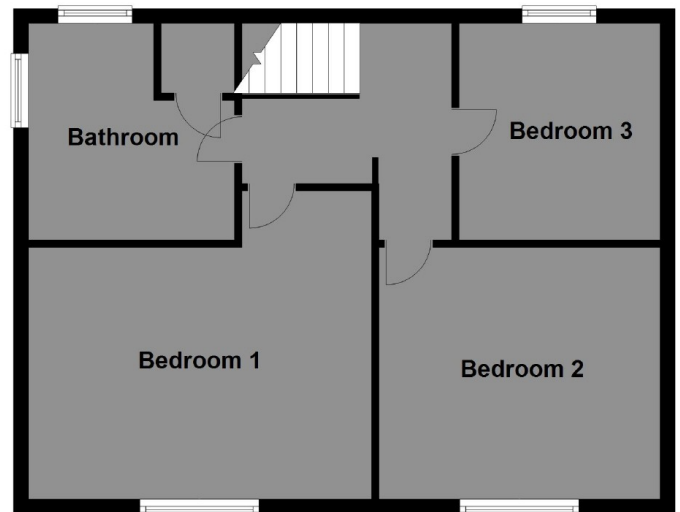


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Ground Floor



First Floor



Floor plans are indicative and are not drawn to scale.
Plan produced using PlanUp.