

## 2 Binns Hill Lane

Warley, Halifax, HX2 7SJ

A character filled two bedroom semi detached cottage with stunning countryside views now ready for a programme of improvement. Available with no vendor chain the property has the benefit of off road parking and outside seating areas to front and rear. Briefly comprises large lounge with exposed beams and mullion windows, kitchen, two first floor bedrooms and a bathroom. Ideal investment or family home in a very sought after picturesque village a short walk from the popular local pub. Binns Hill Lane could be described as a very quiet "backwater" with light traffic flow.

NO VENDOR CHAIN.

O.I.R.O £170,000



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- TWO BEDROOM CHARACTER COTTAGE WITH BEAUTIFUL VIEWS
- A SHORT WALK TO THE LOCAL PUB AND STUNNING COUNTRYSIDE
- CHARMING EDGE OF VILLAGE LOCATION
- EXPOSED BEAMS, MULLION WINDOWS AND OUTSIDE SEATING AREAS
- READY FOR A PROGRAMME OF MODERNISATION
- NO VENDOR CHAIN

## Entrance

## Lounge

17'10" x 15'4" (5.44m x 4.67m)

## Kitchen

7'7" x 6'10" (2.31m x 2.08m)

## First Floor Landing

15'7" x 5'6" (4.75m x 1.68m)

## Master Bedroom

12'3" x 9'3" (3.73m x 2.82m)

## Bedroom 2

8'0" x 7'11" (2.44m x 2.41m)

## Bathroom

7'2" x 5'7" (2.18m x 1.70m)

## Garden and Parking

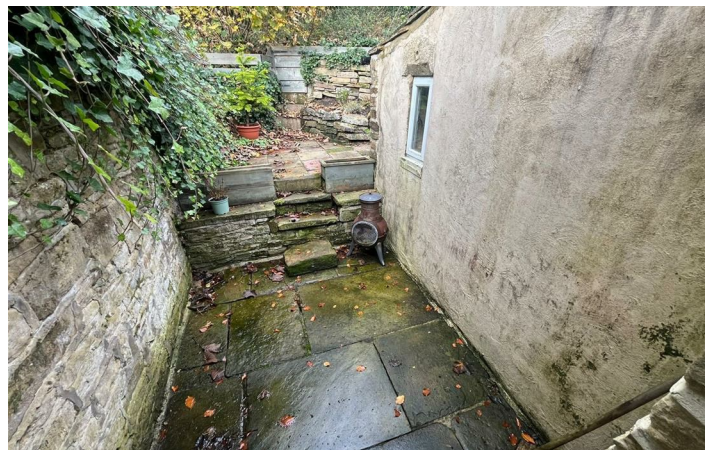
## General



## Directions

Warley village is located due North of Sowerby Bridge and west of Halifax. Turning off the A646 (the road from Halifax towards Luddenden Foot & Mytholmroyd) onto Blackwall Lane passed the cricket ground and then turn right onto Water Hill Lane and a further right onto Binns Hill Lane where the property can be found on the left hand side.







Floor Plan

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