

# Peter David

# Properties Ltd

Residential Sales and Lettings



**Stock Lane,**

**Offers In The Region Of £212,500**







Peter David Properties are delighted to bring to market this beautifully presented GRADE II LISTED THREE BEDROOM cottage, which would make a fantastic family home. With a shared parking area and to the rear there is an enclosed patio with access to a large rear garden. Warley is a well regarded village with countryside walks nearby, a popular bistro pub 'The Maypole' serving the local community and a regular bus service passes through the village.

The internal accommodation briefly comprises of, entrance hallway, lounge and dining area, kitchen and utility room. To the first floor there are three bedrooms and the house bathroom. The accommodation also benefits from both gas central heating and double glazing.

The commute to Halifax is a short 10 minute drive away, and for those travelling further afield the M62 network provides access to the Leeds/Manchester commuter belt.

- CHARACTER COTTAGE
- THREE BEDROOMS
- WELL PRESENTED ACCOMMODATION
- POPULAR LOCATION
- LARGE REAR GARDEN
- OFF ROAD PARKING
- COUNCIL TAX BAND - C
- EPC RATING - C

## Accommodation

### Entrance hall

### Lounge/ Diningroom

10'5" x 19'8" (3.2 x 6)

A well presented living room with exposed stone mullion windows, two central heating radiators. Double patio doors leading to the rear garden.

### Kitchen

9'4" x 8'0" (2.87 x 2.45)

With a range of matching wall and base units with complementary worksurfaces and matching back splash, one and a half bowl sink with mixer tap, range cooker and a dishwasher. Space for an under counter fridge and freezer. Double glazed window looking out to the rear elevation.

### Utility room

4'11" x 5'1" (1.5 x 1.57)

### First floor

### Bedroom one

10'5" x 11'2" (3.2 x 3.42)

Double bedroom with built in sliding wardrobes, exposed stone mullion windows and a central heating radiator.

### Bedroom two

9'1" x 8'5" (2.77 x 2.57)

Double bedroom with exposed stone mullion windows and a central heating radiator.

### Bedroom three

9'4" x 8'5" (2.85 x 2.57)

Double bedroom with a double glazed window and central heating radiator.

### Bathroom

10'0" x 5'1" (3.05 x 1.57)

Partly tiled with a white three piece suite which comprises of a shower over the bath, low flush WC, pedestal wash hand basin, frosted double glazed window, central heating radiator and extractor fan.

### External

To the front of the property there is a nice patio area, to the rear of the property there is an enclosed patio, a gate then leads up the steps to the large grassed area. To the side of the property there is a communal parking area for the four cottages.

### Directions

Please use post code HX2 7QP for sat nav directions.

### PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.







### Road Map



### Hybrid Map



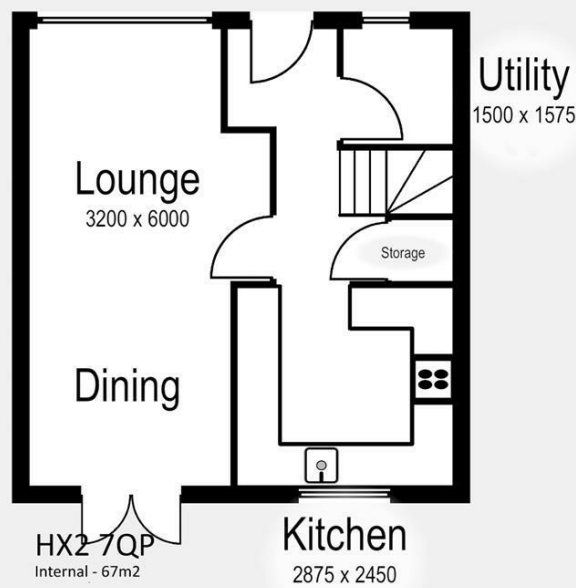
### Terrain Map



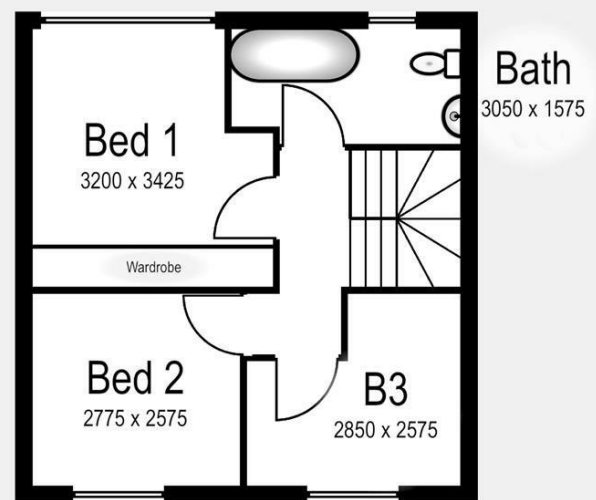
### Floor Plan

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#### Front Ground



#### 1st Floor

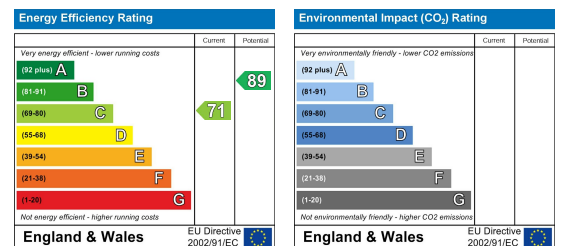


Measurements and layout for guidance only.  
All storage spaces may not be displayed.

### Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

### Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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