



Blake Hill, Halifax HX3 7UN



welcome to

Blake Hill, Halifax

A beautiful stone built cottage with a fantastic outlook to the front. This character property is ideally positioned to take advantage of the amenities in the nearby village of Northowram and benefits from front & rear gardens, off-road parking and would be an ideal family home!



Lounge

15' 1" max x 15' (4.60m max x 4.57m)

A stunning lounge with a feature gas stove set within a stone fireplace. Exposed beams, double glazed window, a central heating radiator, ceiling light point, wall lights and beautiful oak flooring.

Kitchen Diner

24' 8" max x 7' 6" (7.52m max x 2.29m)

A generously sized dining kitchen with a range of fitted wall and base units with oak surfaces over incorporating a Belfast sink and mixer tap. Gas range cooker and integrated dishwasher. There is ample space for a dining table and chairs, doors to the conservatory, double glazed window and central heating radiator. The rooms also benefits from exposed beams to the ceiling and stone tiled flooring.

Utility Room

7' 6" max x 5' 6" max (2.29m max x 1.68m max)

Fitted wall and base units with work surface over incorporating a stainless steel sink and mixer tap. Plumbing for a washing machine, natural stone tiled flooring and double glazed window to the rear elevation.

Conservatory

16' 6" x 7' 3" max (5.03m x 2.21m max)

The conservatory benefits from been a solid timber framed build with double glazed windows, natural stone tiled flooring with the benefit of under floor heating. Double doors open on to the rear garden.

Landing

The landing benefits from a split landing area with a double glazed window, storage cupboard and a central heating radiator.

Bedroom One

15' 2" x 7' 8" (4.62m x 2.34m)

Bedroom one benefits from ample space for a double bed and freestanding furniture, wooden flooring, central heating radiator, two double glazed

windows to the rear elevation, Velux window and ceiling light point.

Bedroom Two

10' 9" x 7' 7" (3.28m x 2.31m)

A second double bedroom with a double glazed window, central heating radiator, ceiling light point, carpet flooring and fitted wardrobes.

Bedroom Three

10' 9" max x 9' 3" max (3.28m max x 2.82m max)

A third bedroom with fantastic views to the front elevation through the double glazed window, a central heating radiator and ceiling light point.

Bathroom

A spacious bathroom with wood flooring and a fitted suite in white with a shower over the bath. Low Level Wc and pedestal wash hand basin. Double glazed window and ceiling light point.

Shower Room

Shower room with a low flush W.C and hand wash basin in white. Shower set within a curved glass screened cubicle. Wood flooring and loft access.

Externally

Externally the property benefits from a secret garden adjacent to the property providing private space with a lawn and there is a rear garden which is raised and benefits from a seating area making the perfect space for alfresco dining throughout the summer months. Offering fantastic views.



view this property online williamhbrown.co.uk/Property/HFX113624



welcome to

Blake Hill, Halifax

- THREE BEDROOM COTTAGE
- CLOSE TO LOCAL AMENITIES & GOOD SCHOOLS
- ORIGINAL CHARACTER FEATURES
- SHOWER ROOM & FAMILY BATHROOM
- SOUGHT AFTER LOCATION OF SHIBDEN

Tenure: Freehold EPC Rating: D

offers in excess of

£280,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HFX113624



Property Ref:
HFX113624 - 0007

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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01422 362845



halifax@williamhbrown.co.uk



6 Bull Green, HALIFAX, West Yorkshire, HX1 5AB



williamhbrown.co.uk