



Water Hill Lane, Warley, HX6 2UA

welcome to

Water Hill Lane, Warley

Situated in an idyllic location on the edge of Warley. With wonderful views across the valley, the property briefly comprises four bedrooms, family bathroom, kitchen, dining room, shower room, utility, living room, driveway to the front and enclosed garden to the rear.



Lounge

The lounge is generous in size and comprises of a double glazed window to the front, wall light points, central heating radiator, wood effect flooring and log burning stove.

Kitchen

The kitchen is neutral in design and benefits from a double glazed window to the rear, wooden wall and base units, sink and drainer, tiled splashback, electric cooker with extractor hood above, space/plumbing for appliances, ceiling light point and storage cupboard/pantry.

Dining Room

Comprising a double glazed window to the rear, wood effect flooring, central heating radiator and ceiling light point.

Utility

Benefiting from wooden wall and base units, space/plumbing for washer and dryer, ceiling light point and central heating radiator.

Shower Room

Comprising a w/c, shower cubicle, wash hand basin with unit below, double glazed frosted window and ceiling light point.

Bedroom One

Located on the ground floor this double room comprises of double glazed windows to the front and side, ceiling light point and central heating radiator. This room will accommodate a double bed and usual bedroom furniture.

Bedroom Two

The second bedroom comprises of full length fitted wardrobes, ceiling light point, double glazed window to the front and ceiling light point.

Bedroom Three

The third bedroom comprises a double glazed window to the rear, ceiling light point, central heating radiator and fitted wardrobes.

Bedroom Four

Bedroom four could be utilised as an at home office/guest room and benefits from a double glazed window to the front, ceiling light point, central heating radiator and storage cupboard.

Bathroom

The family bathroom Comprises tiled flooring and walls, ceiling light point, double glazed frosted window, bath with shower overhead, w/c, wash hand basin and heated towel radiator.

Additional/External

To the rear is a good sized enclosed garden laid with astroturf. With far reaching views and a lovely sun trap, this is the ideal space to sit and enjoy the summer months. To the front is a driveway for off street parking as well as seating area/garden laid with astroturf.



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Water Hill Lane, Warley

- Four Bedroom Semi Detached
- Garden And Driveway
- Well Maintained Throughout
- Far Reaching Views
- Ideal Family Home

Tenure: Freehold EPC Rating: Awaited

offers over

£270,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
SWB108687 - 0005

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william h brown



01422 833553



sowerbybridge@williamhbrown.co.uk



14 Wharf Street, SOWERBY BRIDGE, West
Yorkshire, HX6 2AE



williamhbrown.co.uk