

Charnock Bates

The Country, Period & Fine Home Specialist



Rose Cottage

72 Warley Town Lane, Warley, Halifax, HX2 7SA





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CHARMING DETACHED COTTAGE



THREE DOUBLE BEDROOMS



DRIVEWAY & DETACHED GARAGE



SOUTH-EAST FACING PATIO SEATING AREA

Guide price: £450,000

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Summary

Situated in a much sought after location, just a short walk away from Warley Village, Rose Cottage is a charming three-bedroom detached cottage offering beautifully presented accommodation.

Having been meticulously reconfigured and renovated to an extremely high standard by the current owners, boasting high-quality fixtures and fittings including a bespoke kitchen, contemporary bathroom and underfloor heating throughout.

Internally, the property briefly comprises; open plan living kitchen and lounge to the ground floor and principal bedroom, two further double bedrooms and house bathroom to the first floor.

Externally, a private driveway provides off-street parking for two cars, leading to a spacious detached garage with mezzanine level, providing secure parking for a further car. Stone steps lead to a south-facing patio seating area creating the perfect entertaining space.

Location

Warley Village is a sought-after location having access to Halifax Town Centre, Sowerby Bridge and the tourist location of Hebden Bridge where there are a variety of amenities and rail networks accessing the cities of Leeds, Manchester, Bradford and direct line to London from Halifax. There are amenities nearby the village to include public houses, hairdressers, petrol station, sports grounds and schools including Warley Town School within walking distance. Access to both Manchester International Airport and Leeds Bradford airport.



General Information

Access is gained through a timber and glass door into the welcoming open plan living kitchen, showcasing exposed beams and stonework, and finished with contemporary porcelain tiled flooring benefitting from underfloor heating. Dual-aspect windows allow for natural light to flood through while enjoying an outlook towards the open countryside. An open staircase with spindle balustrade rises to the first floor.

The kitchen offers a central island with dekton breakfast-bar and a range of bespoke white high-gloss wall, drawer and base units with contrasting silestone worksurfaces incorporating an inset one-and-a-half bowl sink and drainer with Quooker instant hot-water tap. Integrated appliances include; two Neff ovens, combination oven, wine fridge, five-ring induction hob with extractor hood above, dishwasher, washer-dryer and fridge-freezer.

The first door on your right takes you through to the spacious and cosy lounge, benefitting from an under-stair's storage cupboard and dual aspect windows, again enjoying an outlook towards the neighbouring countryside. A log-burner sits to the focal point with feature Italian-stone fireplace with stone hearth.

Rising to the first-floor landing accessing three double bedrooms and the modern house bathroom. The spacious principal bedroom boasts a high ceiling and benefits from built-in wardrobes and a large window to the front elevation enjoying far-reaching open views.

Completing the accommodation, two double bedrooms benefit from dual aspect windows enjoying a wonderful outlook over the surrounding countryside and neighbouring playing fields while the beautifully presented, part tiled house bathroom boasts a contemporary four-piece suite comprising a w/c, wash-hand basin, free-standing bath and double walk-in rainfall shower.















Externals

A tarmac driveway provides off-street parking for two cars, leading to a spacious detached garage benefitting from power, lighting, electric up-and-over door and mezzanine storage level.

Stone steps from the driveway lead up to an enclosed south-east facing Indian-stone flagged patio seating area, also accessed from the French doors of the open plan living kitchen, creating the perfect entertaining space for bbqs and alfresco dining. A gate gives direct access on to the playing fields.

Fixtures and Fittings

Only fixtures and fittings mentioned in the sales particulars are included in the sale.

Wayleaves, Easements and Rights of Way

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

Services

We understand that the property benefits from all mains services. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.





Directions

From Halifax proceed up King Cross Street (A58) and continue straight ahead to King Cross traffic lights. At the traffic lights, keep in the right-hand lane to proceed on to Burnley Road (A646) and then continue for approximately half a mile, then taking a right-hand turn just before the Peacock public house up Windle Royd Lane. Continue up Windle Royd Lane until turning left at the junction, and then follow the road through the main village on to Warley Town Lane where Rose Cottage will be on your left-hand side indicated by a Charnock Bates board.

For satellite navigation: **HX2 7SA**

Local Information

NEAREST STATIONS	Sowerby Bridge	1.3 miles
	Halifax	2.7 miles
	Mytholmroyd	3.3 miles
NEAREST SCHOOLS	Warley Town School	0.2 miles
	Trinity Academy Grammar	0.8 miles
	Ryburn Valley High School	2.2 miles
MOTORWAY NETWORK	Junction 24, M62	7.7 miles

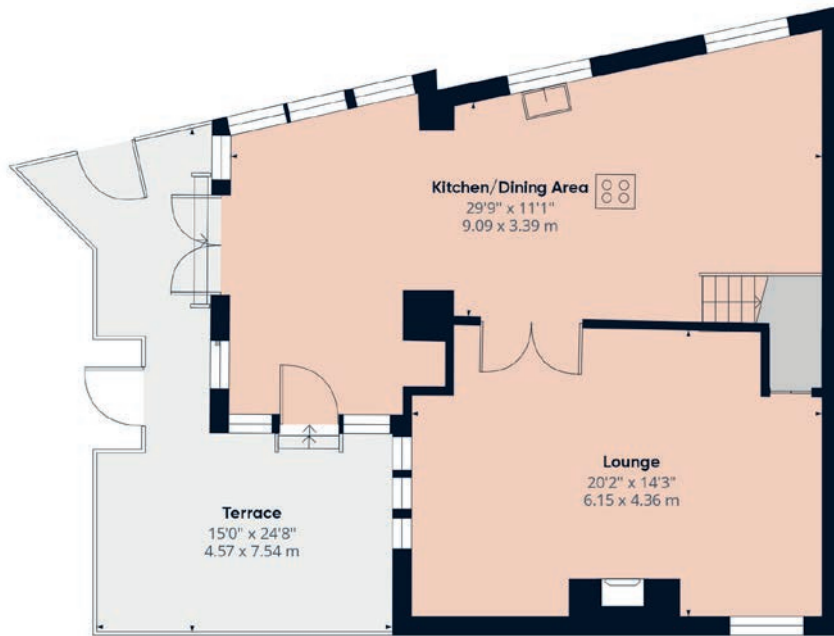
Property Information

TENURE	Freehold
CONSTRUCTION	Stone
EPC RATING	E
LOCAL AUTHORITY	Calderdale MBC
COUNCIL TAX	Band E
ELECTRICITY SUPPLY	British Gas
GAS SUPPLY	British Gas
WATER SUPPLY	Yorkshire Water
HEATING	Gas central heating
BROADBAND	Sky
MOBILE SIGNAL	Good coverage

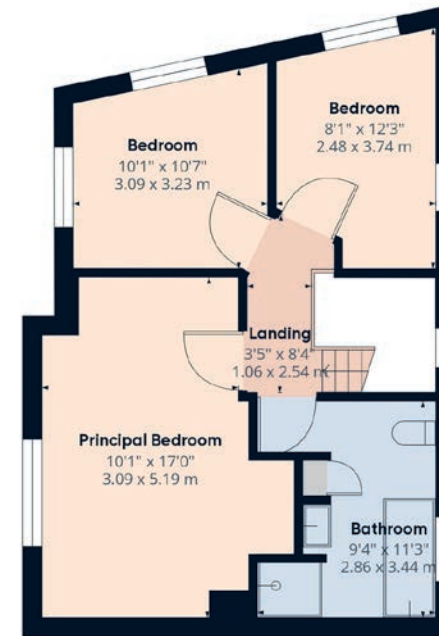


Floor Plans

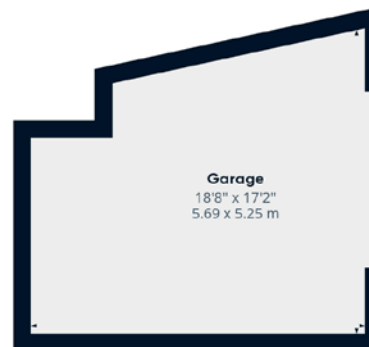
Ground Floor



First Floor



Garage



Total approximate floor area:
1,455.28 sqft (135.20m²)
(inc Garage)

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