



## “HIRST LODGE” 221 BROW FOOT GATE LANE, HALIFAX

An internal inspection is absolutely essential to fully appreciate the charm and character of this delightful stone-built end terraced cottage providing two bedroomed accommodation at this realistic price. The property has a wealth of charm and character and briefly comprises of a lounge, dining kitchen, utility room, bathroom, two bedrooms, garden, off road parking, double glazing, and gas central heating. The property provides excellent access to Halifax town centre and the local amenities of Willowfield and Trimmingham, as well as easy access to the trans-Pennine road and rail network, linking the business centres of Manchester and Leeds. Very rarely does the opportunity arise to purchase such a delightful cottage in this sought after area. The property is being offered for sale at this realistic asking price and an early appointment to view is strongly recommended.

Price Guide: 0/0 £200,000



The glass panelled front entrance door opens into a stone built.

### ENTRANCE PORCH

With double glazed windows to the side elevations.

From the Entrance Porch a door opens into the

### LOUNGE 4.21m x 4.03m



With double glazed mullioned window to the front elevation. The charm and character of this room is enhanced by the beamed ceiling and open staircase. One double radiator, two TV points and a fitted carpet.

From the Lounge a glass panelled door opens to the

### SPACIOUS DINING KITCHEN 6m max narrowing to 4.51m x 3m

The dining kitchen is fitted with a range of wall and base units incorporating wood work surfaces with a stainless steel single drainer sink unit, Zanussi electric cooker with stainless steel splash back and a wood floor. The dining kitchen has two double glazed windows to the rear elevation and a stable style rear entrance door opening onto a small, flagged patio garden.



From the Dining Kitchen a doorway opens into the

### UTILITY ROOM

Which is plumbed for an automatic washer and has a power point for a washer and a dryer.

From the Utility Room a door opens to the

### BATHROOM 4.49m narrowing to 3.18m x 3.01m



With modern white three piece suite comprising pedestal wash basin, low flush WC and panelled bath with shower unit. The bathroom is tiled around the bath and shower with complementing colour scheme to the remaining walls, beam to ceiling, two double glazed windows to the front elevation and one double radiator.

From the Lounge an open staircase leads to the

### LANDING

Turn right through a door and stairs to



### BEDROOM ONE 3.13m x 4m max



With mullioned double-glazed windows to the rear elevation, one double radiator and a fitted carpet.

From the Landing a door opens to the left



### BEDROOM TWO 3.18m x 4.13m



With Velux double glazed skylight window, one double radiator and a fitted carpet.

### GENERAL

The property is constructed of stone and has a stone slate roof. It has the benefit of all mains services, gas, water and electric with the added benefit of double glazing and gas central heating. The property is freehold and in council tax band B.

### EXTERNAL



To the front of the property there is a cobbled path and small patio area with tarmac area providing off road parking facilities. To the rear there is a flagged patio garden.



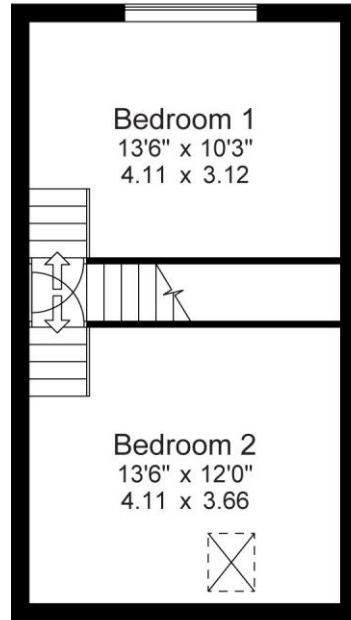
### TO VIEW

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222. There is a door to a store shed housing the gas and electric meters and providing further storage.

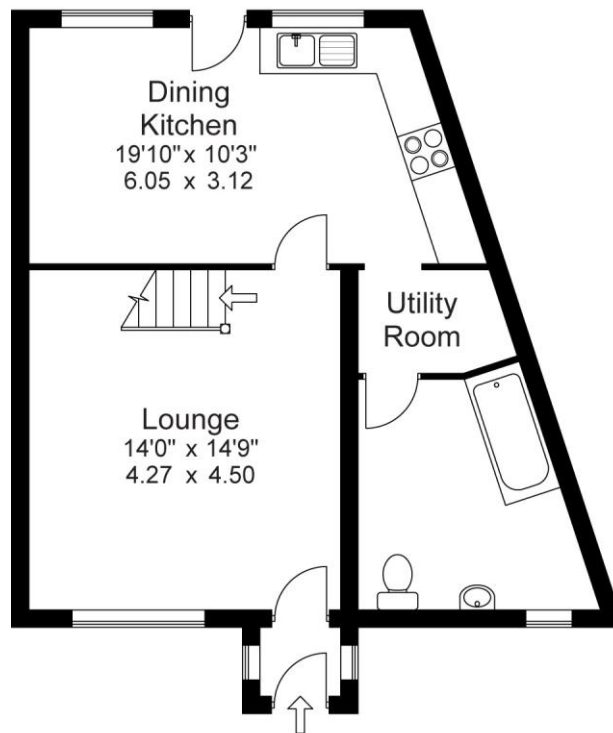
### DIRECTIONS

Sat Nav HX2 7LS

Approx Gross Floor Area = 872 Sq. Feet  
= 81.0 Sq. Metres



First Floor



Ground Floor