



## 19 EDGEHOLME LANE WARLEY, HALIFAX

Situated in this highly desirable and much sought after semi-rural village location, lies this attractive three bedroomed detached residence providing attractive accommodation and enjoying the benefit of a large garden to the rear which will be of special interest to the keen gardener. This detached family home provides spacious accommodation and briefly comprises an entrance hall, sitting room, dining room, garden room, modern fitted kitchen, downstairs cloakroom, side entrance porch, three double bedrooms, modern bathroom, garage, gardens to front and rear with the added benefit of uPVC double glazing and gas central heating. The property provides excellent access to the local amenities of Warley, including an outstanding school, as well as easy access to the Halifax and Sowerby Bridge, and the trans-Pennine Road and rail network linking the business centres of Manchester and Leeds. Very rarely does the opportunity arise to purchase a detached property in this highly desirable location and an as such early appointment to view is essential to avoid disappointment.

Price Guide: 0/0 £425,000



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The front entrance door opens into the

### **ENTRANCE PORCH**

With uPVC double glazed windows to three elevations. Stained glass and leaded panelled door open into the

### **ENTRANCE HALL**

With a door to an under the stair's cupboard providing useful storage facilities, one single radiator and a fitted carpet.

From the Entrance Hall a door opens into a glass panelled door opens into the

### **DINING ROOM 3.66m x 3.58m**

With cornice to the ceiling, wood floor and one double radiator.

From the Dining Room folding glass panelled doors open into the

### **SITTING ROOM 4.49m x 3.42m**

With solid fuel stove in an inset fireplace with a matching stone hearth, large uPVC double glazed picture window to the rear elevation taking full advantage of the panoramic views this property enjoys and the attractive garden to the rear, uPVC double glazed window to the side elevation providing a light and spacious aspect.

From the Dining Room double doors open into the

### **GARDEN ROOM 3.47m x 4.11m**

This superb room takes full advantage of the panoramic views and attractive garden setting this property provides. There is a tiled floor with under floor heating, uPVC double glazed windows to two elevations and three Velux double glazed skylight windows providing a light and spacious aspect.

From the Dining Room through to the

### **MODERN FULLY FITTING KITCHEN 4.50m x 2.79m narrowing to 2.27m**

Being fitted with a range of modern units with solid woodwork surfaces and a stainless-steel single drainer 1 ½ bowl sink unit with mixer tap, three ring induction hob with extractor in stainless steel and glazed canopy above, Bosch electric fan assisted oven and grill. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and a bay window with uPVC double glazed units, inset.

spotlight fittings to the beamed ceiling with a matching wood floor, and one double radiator.

From the Kitchen a glass panelled door opens into the

### **SIDE ENTRANCE PORCH**

With a stained glass and leaded panelled entrance door, uPVC double glazed window to the side elevation, plumbing for an automatic washing machine, cupboards providing useful storage facilities, a quarry tiled floor, and one single radiator.

From the Side Entrance Porch, a door opens to the

### **DOWNSTAIRS CLOAKROOM**

With two-piece suite comprising hand wash basin and WC. There is a window to the side elevation, and one double radiator.

From the Entrance Hall a panelled door opens into

### **BEDROOM TWO 3.66m x 3.58m**

This downstairs double bedroom has a uPVC double glazed window to the front elevation, one single radiator and a fitted carpet. Door to cupboard with fitted shelves.

From the Entrance Hall, stairs with a fitted carpet lead to the

### **FIRST FLOOR LANDING**

With double doors opening to a cupboard housing the combination boiler and airing shelves.

From the Landing a door opens into

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### BEDROOM ONE 3.66m max x 3.80m into wardrobes

This double bedroom has a uPVC double glazed window to the side elevation enjoying panoramic views, built-in wardrobes to one wall with mirrored doors, one single radiator and a fitted carpet.

From the Landing a panelled door opens into

### BEDROOM THREE 2.54m max x 3.77m

With uPVC double glazed window to the side elevation, built-in cupboards providing excellent storage facilities, one radiator and a fitted carpet.

From the Landing a door opens to the

### BATHROOM

With modern white three-piece suite comprising large walk-in shower cubicle with Mira Sport shower unit, hand wash basin and low flush WC. The bathroom is extensively tiled around the suite with wood panelling and complementing colour scheme to the remaining walls, uPVC double glazed window to the side elevation and Velux double glazed skylight window. Beam to ceiling, double doors open to under the eave's storage, heated towel rail/radiator, one double radiator and inset spotlight fittings to the ceiling.

### GENERAL

The property is constructed of brick, is rendered, and surmounted with a tiled roof. It has the benefit of all mains services, gas, water and electricity with the added benefit of uPVC double glazing (except two windows) and gas central heating. The property is freehold and in council tax band E

### EXTERNAL

To the front of the property there is a lawned garden with flagged patio and path leading to the front entrance door. There is a block paved drive providing off-road parking which leads to an Integral Garage presently used as a storeroom. There is a path to the side of the garage.

### GARAGE 5.10m x 2.44m max

This single garage is presently used as a storeroom and has insulated doors, power, and light. There is a door from the garage giving access underneath the property.

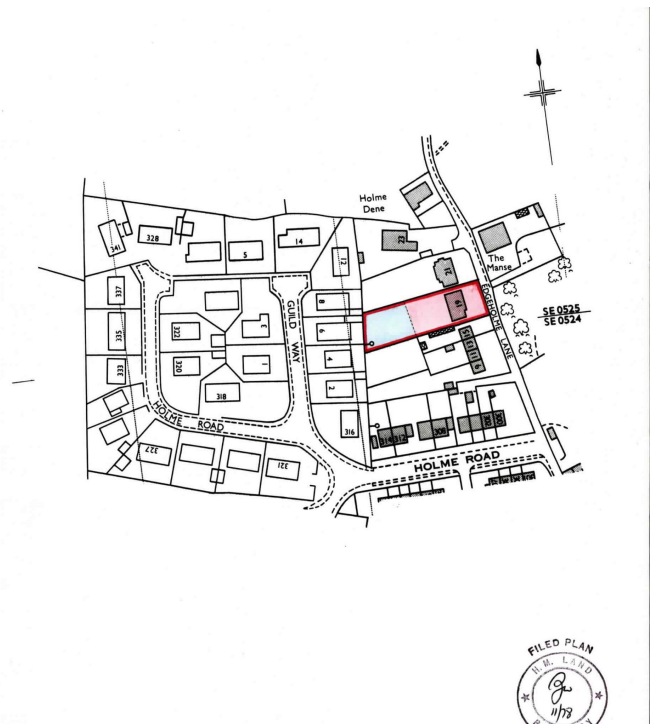
To the rear of the property there is a large lawned garden incorporating a south facing patio and ornamental pond with mature plants and shrubs. From the first garden area there is access to a further lawned garden with mature plants and shrubs and a vegetable plot ideal for the keen gardener.

### TO VIEW

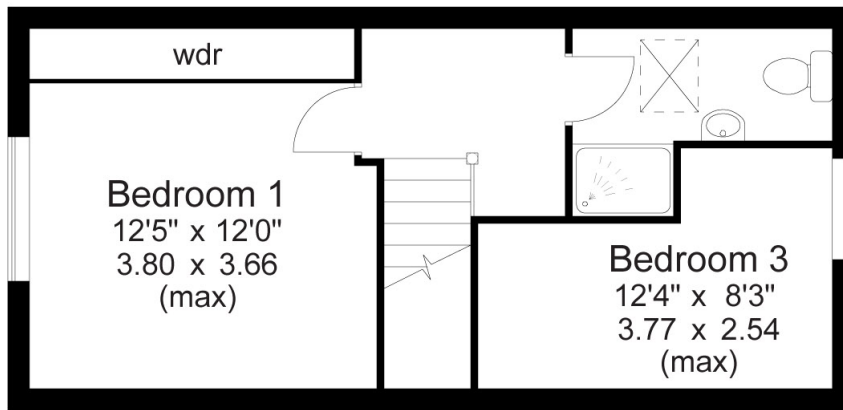
Strictly by appointment, please telephone Property@Kemp&Co on 01422 349222.

### DIRECTIONS

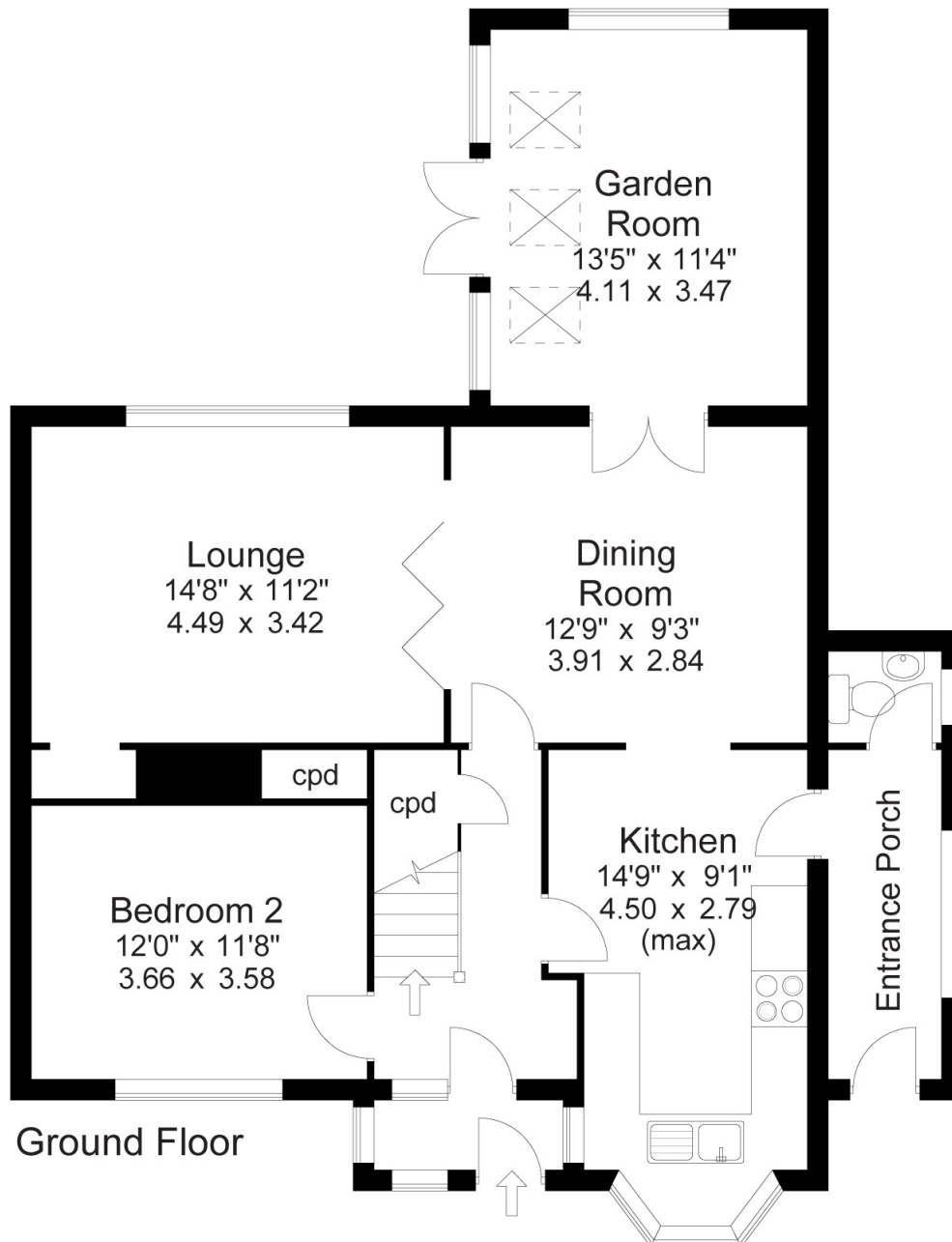
HX2 7RW



Approx Gross Floor Area = 1290 Sq. Feet  
= 119.8 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

