



2 WINBURN TERRACE WARLEY, HALIFAX

Situated in the delightful semi-rural village of Warley, lies this two bedroomed through terraced cottage providing extremely attractive accommodation. Just step inside this delightful cottage and you cannot fail to be impressed by the accommodation provided which briefly comprises of a lounge with ingle nook fireplace, a modern fully fitted dining kitchen, cellar, two bedrooms, a modern bathroom, gardens to front and rear, 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 Halifax, 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 such a delightful cottage in this sought after village location and an early appointment to view is essential to avoid disappointment.

Price Guide: 0/0 £195,000

The uPVC double glazed front entrance door opens into the

ENTRANCE VESTIBULE

With a fitted carpet. From the entrance vestibule a door opens into the

LOUNGE 4.24m x 3.87m



With uPVC double glazed window to the front elevation enjoying attractive views, stone in-gate fireplace to the chimney breast incorporating a log burning stove, one double radiator, one telephone point, and a fitted carpet,

From the Lounge a door opens to the

DINING KITCHEN 3.34m x 2.56m



Being fitted with a range of modern wall and base units incorporating matching work surfaces with single drainer 1 ½ bowl sink unit with mixer tap, four ring gas hob with electric fan assisted oven and grill beneath, and an integrated fridge. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and a matching tiled floor, uPVC double glazed window to the rear elevation, inset spotlight

fittings to the ceiling, one double radiator and a uPVC double glazed rear entrance door.

From the Kitchen a door opens to steps leading down to the

CELLAR

Which has power and light and houses the combination boiler and is plumbed for an automatic washing machine, and one double radiator.

From the Lounge a door opens to stairs with fitted carpet leading to the

FIRST FLOOR LANDING

With fitted carpet, a panelled door opens into

BEDROOM TWO 2,59m x 2.16m



With uPVC double glazed window to the rear elevation, one double radiator, one TV point, and a fitted carpet.

From the Landing a door opens to the

BATHROOM



With modern white three-piece suite comprising hand wash basin in vanity unit, low flush WC and panelled bath

with shower unit. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls, inset spotlight fittings to the ceiling and a chrome heated towel rail/radiator.

From the Landing a door opens to

BEDROOM ONE 3.80m x 3.25m max



With uPVC double glazed window to the front elevation enjoying open panoramic views. To one side of the chimney breast there are built in wardrobes with cupboard space above, one double radiator and a fitted carpet.

GENERAL

The property is constructed of stone and surmounted with a stone slate roof. It has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The property is Freehold and is in Council Tax Band B.

EXTERNAL



To the front of the property there is small walled garden with flagged patio and path to the front entrance door. To the rear of the property there is a further enclosed private garden with built-in barbeque and patio area.



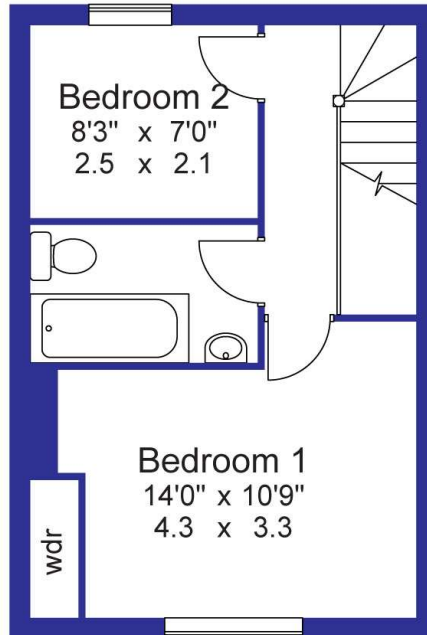
TO VIEW

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

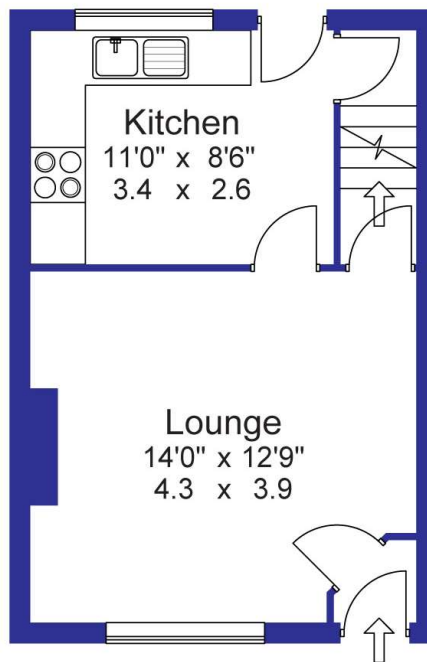
DIRECTIONS

Sat Nav HX2 7SB

Approx Gross Floor Area = 602 Sq. Feet
= 55.9 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

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