



19 THE WELLS, BURNLEY ROAD TRIMMINGHAM, HALIFAX

Situated in this highly desirable and extremely convenient residential location lies this substantial stone-built period terraced residence providing 4 bedroomed family accommodation enjoying superb panoramic views over the Calder valley. This spacious period property provides a most attractive family home with many period features and spacious rooms. This south facing residence briefly comprises: Entrance Hall, 2 Reception Rooms, Fitted Kitchen, Cellar, 4 Bedrooms (3 double), Bathroom, and Gardens. This ideal family home provides easy access to Halifax & Sowerby Bridge as well as excellent access to the Trans Pennine road and rail network linking the business centres of Manchester & Leeds. An internal inspection is absolutely essential to fully appreciate the stunning views and attractive accommodation this property provides.

Price Guide: O/A £325,000

Storm doors open to a uPVC double glazed front entrance door opening into the

ENTRANCE VESTIBULE

With door to the

ENTRANCE HALL

The entrance hall has one single radiator, fitted carpet, and one telephone point. From the Entrance Hall a door opens into the

SPACIOUS LOUNGE 3.65m x 5.10m into bay window



With square bay window to the front elevation incorporating uPVC double glazed units taking full advantage of the superb panoramic views this property enjoys. This attractive lounge has a marble fireplace with mantelpiece and hearth incorporating a coal effect living flame gas fire. There is a cornice to ceiling, one single radiator, fitted carpet, and one TV point. From the Entrance Hall a door opens into the

DINING ROOM 4.62m x 3.61m



With large uPVC double glazed picture window to the rear elevation providing this room with its light and spacious aspect. Feature fireplace to the chimney breast incorporating mantelpiece and hearth with coal effect living flame gas fire. To one side of the chimney breast is a built-in cupboard with fitted shelves providing useful

storage facilities. One single radiator, a wood floor, and one TV point. From the Dining Room a door opens into the

KITCHEN 3.02m x 2.50m



Being fitted with a range of fitted wall and base units incorporating matching work surfaces with a stainless steel single drainer sink unit with mixer tap, four ring gas hob with extractor in pull-out canopy above with fan assisted electric oven and grill beneath and plumbing for an automatic washing machine. The kitchen is fully tiled and has a uPVC double glazed window to the side elevation, uPVC double glazed rear entrance door with window above, and one double radiator. From the Kitchen a door opens to the cellar head with steps down to the

BASEMENT CELLAR 5.62m x 4.96m

This spacious cellar has power and light and provides excellent storage facilities with a stone flagged floor. From the Entrance Hall a spindled staircase leads to the

FIRST FLOOR LANDING

With one double radiator. From the Landing a door opens into the

BATHROOM



With a modern white three-piece suite comprising hand wash basin, low flush WC and panelled bath with rainfall and handheld shower unit. The bathroom is wet boarded around the suite with complementing colour scheme and exposed brick work to the remaining walls and a uPVC double glazed window to the side elevation. A door opens to the airing cupboard housing the Baxi combination boiler. One single radiator, and a wood floor. From the Landing a door opens into

BEDROOM TWO 3.67m x 3.66m



This second double bedroom has a uPVC double glazed window to the rear elevation, fitted carpet, and one radiator. From the Landing door to

BEDROOM ONE 4.22m x 3.34m



This spacious double bedroom has a uPVC double glazed window to the front elevation enjoying panoramic views, fitted carpet, and one double radiator. From the Landing a door opens into

BEDROOM THREE 3.06m x 2.15m

This single bedroom has a uPVC double glazed tilt and turn fire escape window to the front elevation enjoying attractive panoramic views, fitted carpet, and one single radiator. From the First Floor Landing stairs lead to

SPACIOUS DOUBLE ATTIC BEDROOM FOUR 6.95m x 5.60m



This spacious double bedroom has a uPVC double glazed window to the front elevation enjoying breathtaking panoramic views over the Calder Valley. Two single radiators, a fitted carpet, and a door opening to under the eave's storage.

GENERAL

The property is constructed of stone and is surmounted with a blue 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 in Council tax band C

EXTERNAL



To the front of the property there is a two-tiered south facing garden with a flagged patio area with lawned garden beneath. To the rear of the property there is a lawned garden with flower and shrub boarded and a tarmac area and access to the rear entrance door. There is a stone-built outhouse which provides external storage and could be extended into from the kitchen.

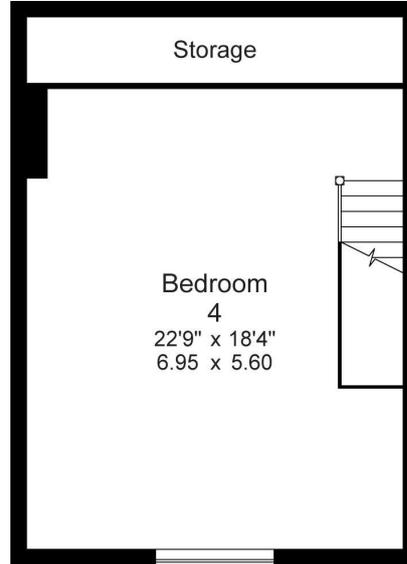
TO VIEW

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

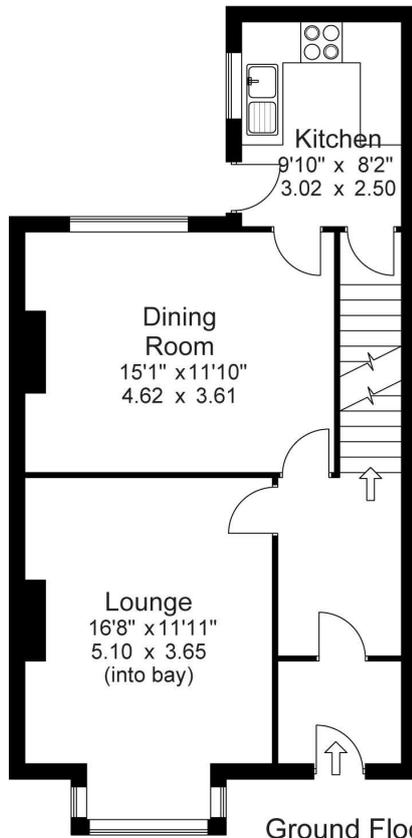
DIRECTIONS

SAT NAV HX2 7JH

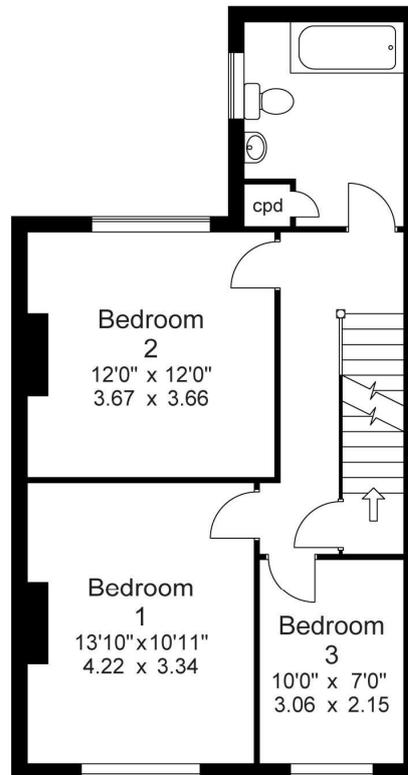
Approx Gross Floor Area = 1598 Sq. Feet
= 148.5 Sq. Metres



Second Floor



Ground Floor



First Floor

For illustrative purposes only. Not to scale.

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