



37 UPPER WASHER LANE HALIFAX

Situated in this extremely popular and convenient residential location lies this substantial stone-built end terraced residence providing attractive family accommodation on four floors. Just step inside this delightful property and you cannot fail to be impressed by the spacious accommodation provided which briefly comprises an entrance vestibule, a spacious open plan lounge and dining room, a modern kitchen, shower room, storeroom, bathroom, four good sized bedrooms, a garden to the front and off-road parking for numerous vehicles to the side. The property enjoys superb panoramic views to the rear and provides excellent access to the local amenities of Halifax and Sowerby Bridge 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 spacious residence in this sought-after location and as such an early appointment to view is essential to avoid disappointment.

Price Guide: O/A £250,000

The uPVC double glazed front entrance door opens into the

ENTRANCE VESTIBULE

With cornice to ceiling with ornate arch, one single radiator and an engineered oak floor. From the Entrance Vestibule a door opens into a

SPACIOUS LOUNGE AND DINING AREA 7.25m x 4.89m max narrowing to 3.97m



LOUNGE AREA



With stone inlay nook fireplace with solid fuel stove on a matching stone hearth, uPVC double glazed lead latticed picture window to the front elevation with a further uPVC double glazed tilt and turn window to the side elevation providing this room with its light and spacious aspect, cornice to ceiling, one double radiator and an engineered oak floor.

DINING AREA



With uPVC double glazed tilt and turn window to the rear elevation enjoying superb panoramic views over Norland and the surrounding countryside, cornice to ceiling, one double radiator and an engineered oak floor.

From the Dining Area a door opens to the

INNER HALL

With steps leading down to the

BASEMENT HALL

With door to

CELLAR 2.23m x 1.27m

One double radiator, and an engineered oak floor.

From the Basement Hall a door opens to

STOREROOM

Providing excellent storage facilities and housing the Vaillant central heating boiler.

From the Basement Hall a door opens into

SHOWER ROOM

With modern white three-piece suite comprising pedestal wash basin, low flush WC and corner shower cubicle with shower unit. The shower room is extensively tiled around the suite with complementing colour scheme to the remaining walls, heated towel rail/radiator and an extractor fan.

From the Inner Hall a door opens to two steps leading down to the

BREAKFAST KITCHEN 4.66m x 4m narrowing to 2.90m



Being fitted with modern wall and base units incorporating matching work surfaces with a single drainer sink unit with mixer tap, plumbing for automatic washing machine and dishwasher, Rangemaster Tolada multi-fuel cooking range. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, inset spotlight fittings to ceiling, uPVC double glazed tilt and turn window to the rear elevation, modern vertical radiator and door opening onto the south facing patio garden.

From the Entrance Vestibule stairs with fitted carpet lead to the

FIRST FLOOR LANDING

With fitted carpet, lead lattice uPVC double glazed window to the front elevation, one single radiator. From the Landing a panelled door opens to the

BATHROOM



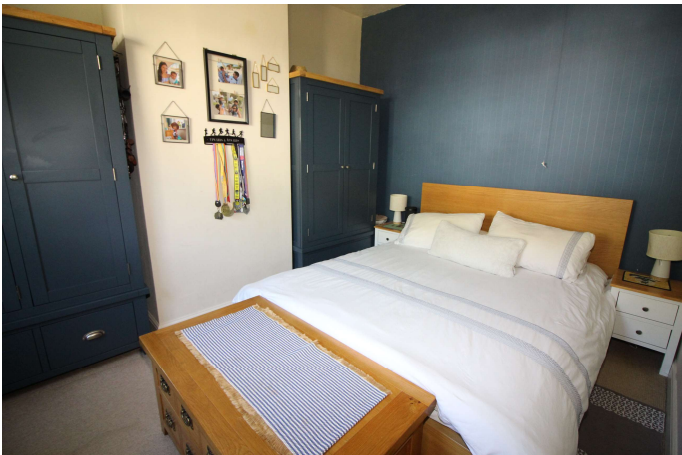
With modern white three piece suite comprising pedestal wash basin with mixer tap, low flush WC and panelled bath with hand held and rainfall shower unit. This attractive bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls, uPVC double glazed tilt and turn window to the rear elevation, inset spotlight fittings to the panelled ceiling, and a chrome heated towel rail/radiator. From the Landing a door opens to

BEDROOM TWO 2.95m x 3.05m



With uPVC double glazed tilt and turn window to the rear elevation enjoying superb panoramic views, one double radiator and a fitted carpet. From the Landing a panelled door opens into

BEDROOM ONE 4.19m x 3.01m



With lead lattice uPVC double glazed window to the front elevation, one double radiator and a fitted carpet. From the First Floor Landing stairs with fitted carpet lead to the

SECOND FLOOR LANDING

With door to

BEDROOM THREE 4.91m x 3.61m

With Velux double glazed skylight window, one single radiator, beam to ceiling and a fitted carpet. From the Landing a door opens to

BEDROOM FOUR 4.91m max narrowing to 4.08m x 4.90m

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

GENERAL

The property is constructed of stone and is surmounted with a blue slate roof. With the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating., tenure freehold, council tax: Band A

EXTERNAL



To the front of the property there is a small flagged walled area with path leading to the front entrance door. To the side of the property there is off road parking for two vehicles, with stairs leading down to the terraced garden with a stone flagged patio and wrought iron railings. To the rear of the property there is a south facing garden which has a stone flagged patio and decked entertaining area,



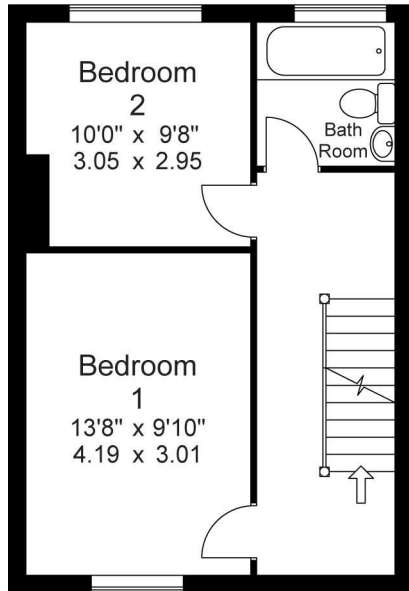
TO VIEW

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

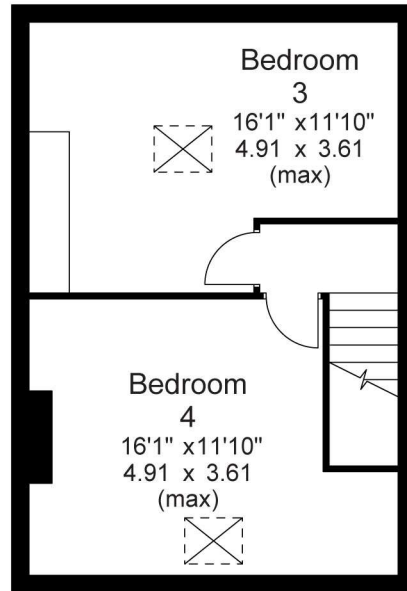
DIRECTIONS

HX2 7DR

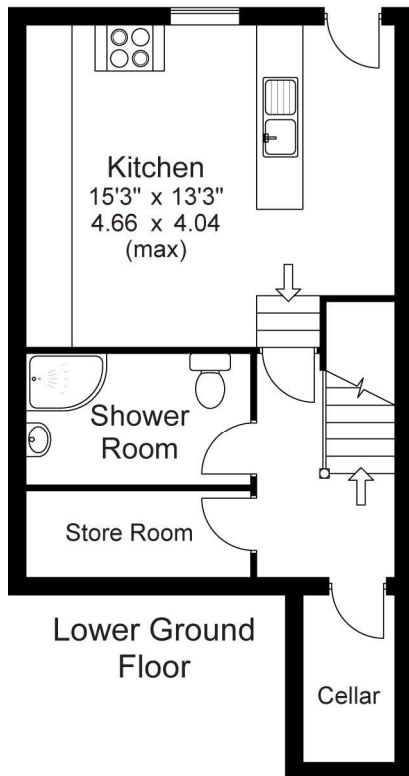
Approx Gross Floor Area = 1565 Sq. Feet
= 145.39 Sq. Metres



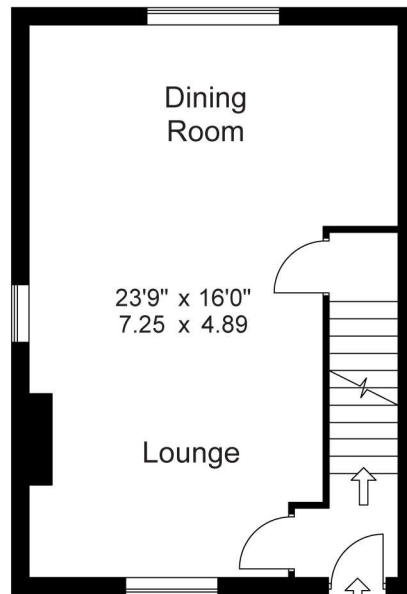
First Floor



Second Floor



Lower Ground Floor



Ground Floor

For illustrative purposes only. Not to scale.

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