

**VG** ESTATE AGENT  
*Dedicated to selling your home...*





# 5 THE OLD SUNDAY SCHOOL

WARLEY | HX2 7SA

Converted from the former village Sunday school, this charming two bedroom cottage is located in the heart of the sought-after village of Warley.

The well-presented accommodation includes an open plan living room with kitchen area, downstairs cloakroom, a unique split-level main bedroom and a good-sized bathroom.

The property benefits from off road parking and a fully enclosed low maintenance garden.

**NO UPWARD CHAIN.**



## GROUND FLOOR

Entrance Hall  
Cloakroom  
Living Room  
Kitchen Area

## FIRST FLOOR

First Floor Landing  
Bedroom 1  
Bedroom 1 Mezzanine  
Bedroom 2  
Bathroom

## COUNCIL TAX

B

## EPC RATING

C

### INTERNAL

The property is accessed via a hallway with cloakroom/WC, housing the boiler, WC and basin. The ground floor is open plan with windows to the front and rear elevations, and staircase rising to the first floor.

The living area features a fireplace with modern electric fire. The fitted kitchen is equipped with a four-ring gas hob with oven below, an integrated washer and integrated dishwasher. There is space for a fridge freezer.

Upstairs, the unique main bedroom enjoys views over the playing fields and surrounding countryside. The bedroom is split-level with a dressing room on the entry level and staircase up the bedroom area which has exposed beams and Velux roof windows. There is understairs storage in dressing area. The second bedroom has a storage cupboard. There is a spacious three-piece bathroom with a shower over the bath and half tiled walls.

### EXTERNAL

Outside there is a fully enclosed garden with paved patio and pea-graveled areas, which abuts village fields. There is parking space for one car to the rear of the property, with additional parking in the village car park, easily accessed on a short path from the garden.

### LOCATION

Warley benefits from a delightful village school, church, cricket and rugby clubs, two public houses and the former village telephone box houses a library.

The property is just 10 minutes' drive from Halifax town centre and 20 minutes' drive from the M62. There is a mainline railway stations in nearby Sowerby Bridge and a bus service from nearby.

### SERVICES

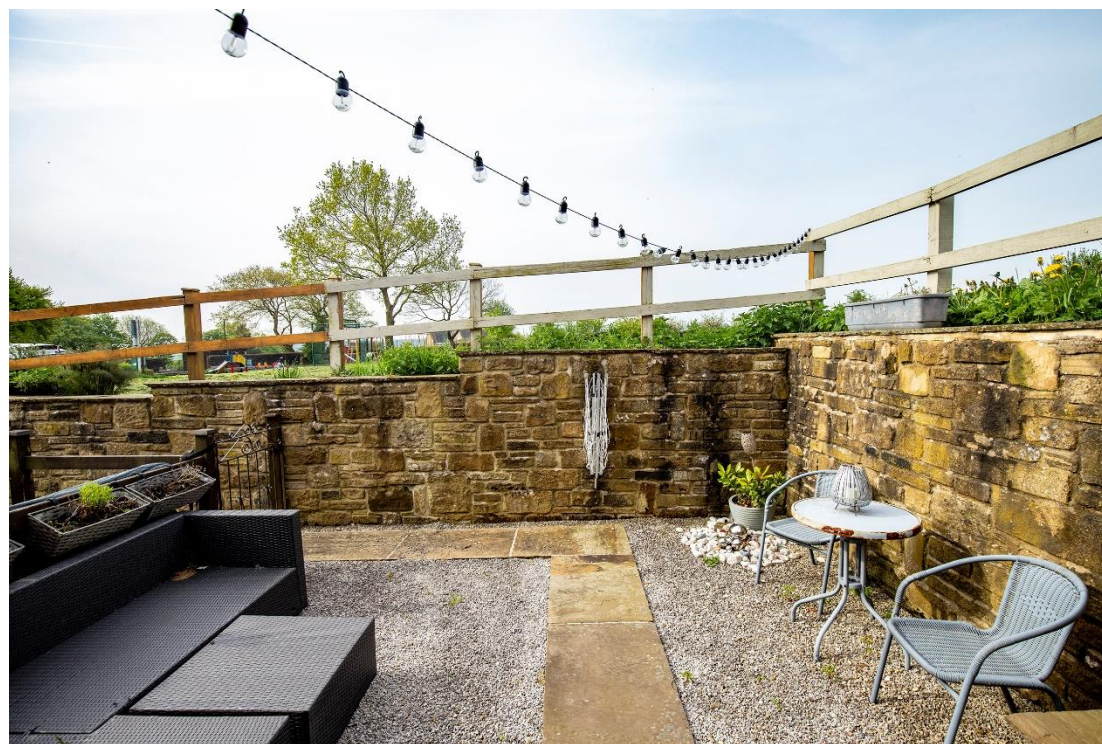
All mains services. Gas central heating. UPVC double glazing.

### TENURE

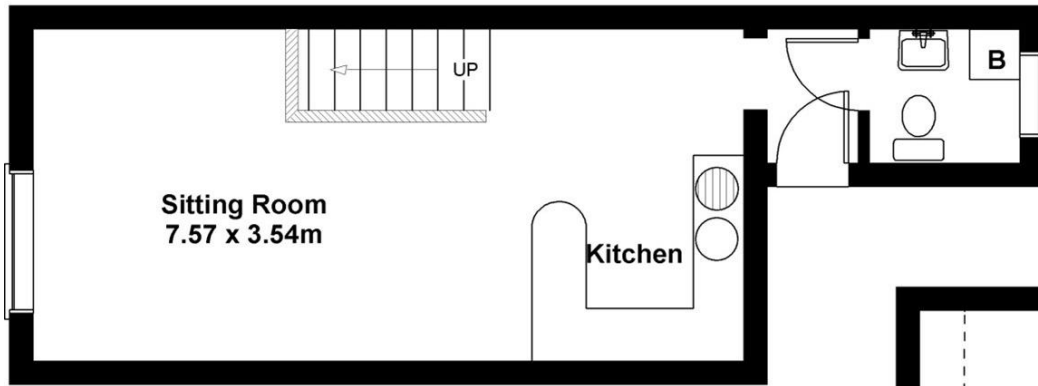
Freehold.

### DIRECTIONS

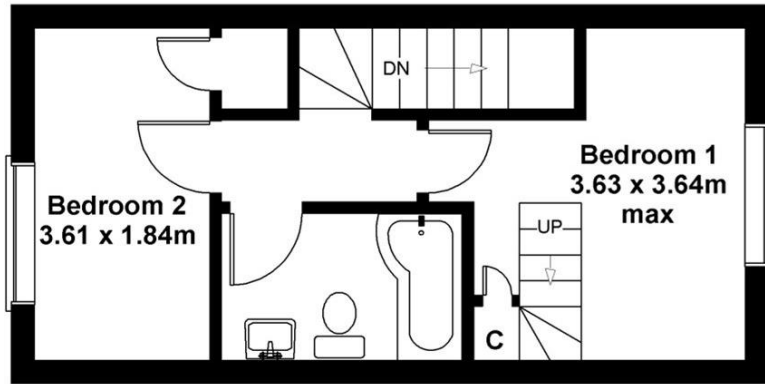
From Ripponden take the Halifax Road to Sowerby Bridge and at the traffic lights in the centre of town turn left into Tuel Lane. At the top of Tuel Lane turn left and take the immediate right into Blackwall Lane and at the next junction turn right, keeping on this road into Warley Village. At the Maypole pub bear left past the converted church and The Old Sunday School is on the left hand side.



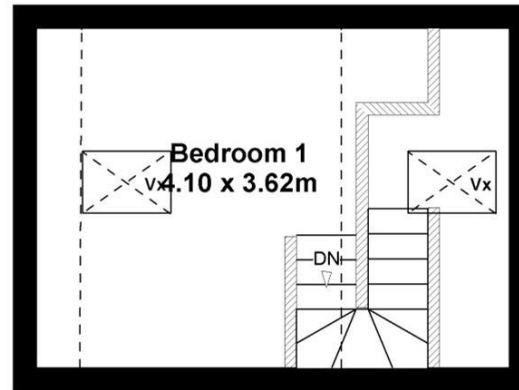
Approximate gross internal area 75 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



**IMPORTANT NOTICE**

**MONEY LAUNDERING REGULATIONS**