



VG ESTATE AGENT
Dedicated to selling your home...



3 WHITEGATE ROAD

SIDDAL | HX3 9AD

This stone-built end terraced cottage enjoys a convenient residential location within easy walking distance of the extensive amenities of Halifax Town Centre

This well-presented cottage has living accommodation arranged over two floors comprising entrance porch, sitting room, kitchen, bedroom and bathroom. In addition there is a self contained ground floor apartment, ideal for a dependent relative or teenager's den that includes a kitchen, dining room / bedroom and shower room. There is space to the rear of the property offering the potential to extend subject to planning permission.

Externally there is driveway parking for two vehicles and a fully enclosed garden with patio and sundeck to the rear.



NO UPWARD CHAIN

GROUND FLOOR

Entrance Porch
Sitting Room
Kitchen

FIRST FLOOR

Bedroom
Bathroom

APARTMENT

Kitchen
Dining Room / Bedroom
Shower

COUNCIL TAX

A

EPC RATING

D

LOWER GROUND FLOOR

Cellar

INTERNAL

The property is entered from the driveway via a well-proportioned entrance porch that gives access to both the cottage and the apartment.

The spacious sitting room features French doors which open into the garden and an ornate fire surround with marble hearth housing a real-flame effect gas fire. The adjoining kitchen is equipped with base and wall units, 1½ bowl sink, electric oven with four-ring gas hob, integrated fridge, freezer and dishwasher. There is access from the sitting room to a useful storage cellar.

On the first floor there is a large double bedroom with windows to two aspects and fitted wardrobes as well as a four-piece bathroom housing a corner bath, shower cubicle, WC and wash basin housed in a vanity unit.

APARTMENT

The self-contained apartment is accessed from the entrance porch and includes a fully fitted kitchen equipped with a sink, electric oven, induction hob, microwave plus plumbing for washing machine and space for a dryer. The adjacent bedroom is currently utilised as a dining room and there is an en-suite housing a walk-in bath with shower over, WC and wash basin.

EXTERNAL

Driveway parking for two vehicles to the front aspect. Fully enclosed cottage garden to the rear with low maintenance patio, timber sundeck and mature shrub borders.

LOCATION

Siddal is conveniently located close to Halifax town centre, and is within walking distance of Calderdale Royal Hospital. There are a selection of local amenities including shops, pubs, post office, schools and parks.

TRANSPORT LINKS

There is a regular bus service nearby. The M62 motorway (J24) is within 20 minutes' drive allowing speedy access to the motorway network, Manchester and Leeds. There is a mainline railway station in Halifax.

SERVICES

All mains services, gas central heating (boiler located in Apartment Kitchen).

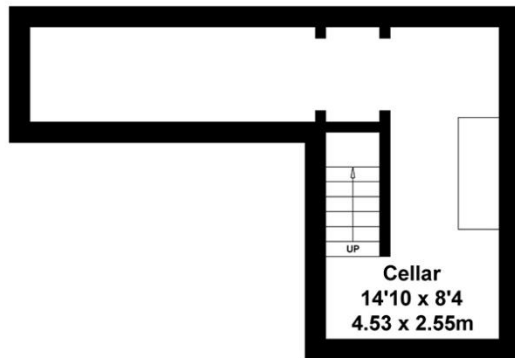
TENURE Freehold

DIRECTIONS

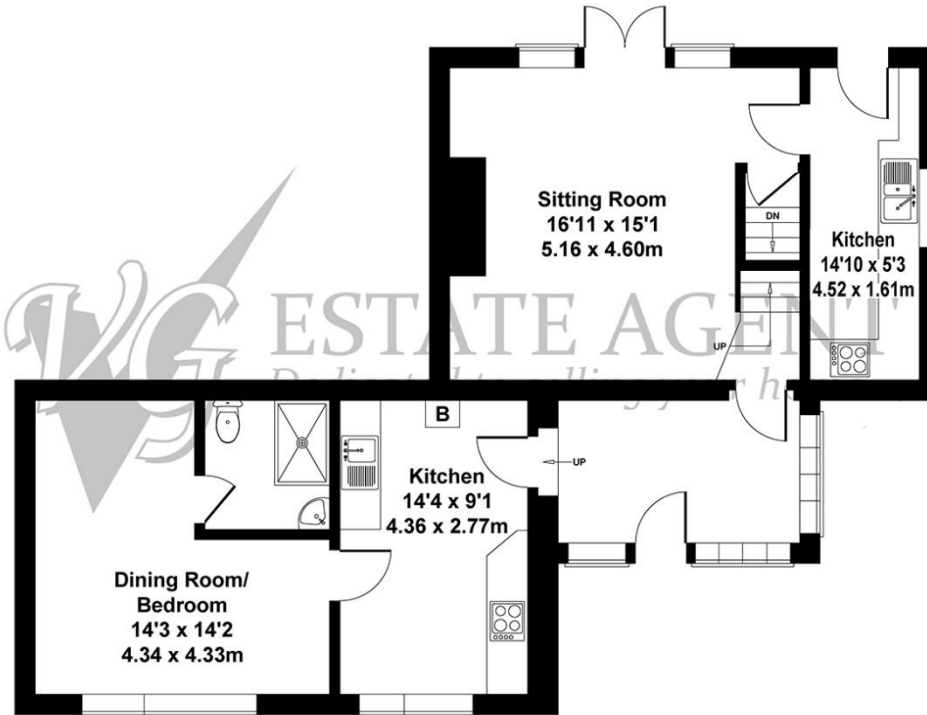
From the centre of Halifax follow Skircoat Road and just after the Esso Garage turn left down Hunger Hill and straight on at the roundabout into Water Lane, follow the road downhill and round the right hand bend at the bottom, keeping Stoney Royd Cemetery on your left. 3 Whitegate can be found on the left hand side just after The Cross Keys.



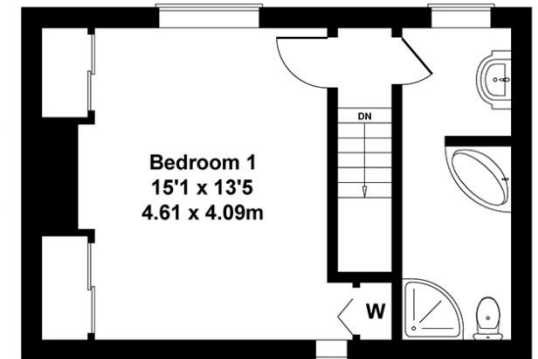
Approximate Gross Internal Area
1324 sq ft - 123 sq m



CELLAR



GROUND FLOOR



FIRST FLOOR



IMPORTANT NOTICE

MONEY LAUNDERING REGULATIONS