



## Overbank Cottage Whitley Lane, Halifax, HX3 9TF

**Offers Over £695,000**

Offered FOR SALE is this THREE bed detached bungalow with four paddocks (approx. 1 acre each), stables and menage. Situated in this rural part of Calderdale affording superb views the accommodation comprises; Utility, inner hallway, dining kitchen, three double bedrooms, bathroom, lounge, study and conservatory. Gardens to each side and off road parking for several cars. The property benefits from wooden double glazing and LPG gas. Rural position but not far from the village of Southowram or Halifax town centre. Would suit a family with an equestrian interest. Viewing essential.

## Ground Floor

### Utility 7'0" x 7'0" (2.15 x 2.15)



Base units with a laminate worktop, tiled floor and part tiled walls. Radiator, stainless steel sink and drainer and plumbing for washing machine. Fusebox, loft hatch with drop down ladder (loft boarded in the centre with power and light) and stop tap. Wall mounted 'Worcester' combi boiler and programmer. Composite obscure double glazed entrance door to side. Door to inner hallway;

### Inner Hallway

Radiator, spotlights and doors to dining kitchen, bathroom, bedrooms and lounge;

### Lounge 17'6" max x 17'10" max (5.35 max x 5.45 max)



Spacious, light and airy room with wooden double glazed window to side and two wooden double glazed windows to front affording the superb view. Wall lights, oil cast iron stove with stone base and wooden mantel. T.v. point, t.v. aerial lead and double doors to study;

### Study 9'6" x 14'5" (2.9 x 4.4)



Radiator, wooden double glazed window to rear and Upvc double glazed French doors to conservatory;

### Conservatory 12'1" x 14'5" (3.7 x 4.4)



Tiled floor, exposed stone work to one wall, Upvc double glazed windows to three sides and Upvc double glazed French doors to one side.

### Dining Kitchen 9'8" x 19'0" (2.95 x 5.8)



Having a range of wall and base units with laminate worktop and tiled splashbacks. Space for fridge/freezer, integrated microwave and dishwasher. 'Rangemaster' gas and electric oven with gas hob and splashback and extractor hood above. Stainless steel one and a half sink and drainer, radiator, spotlights and wooden double glazed window to front.

### Bedroom One 10'0" x 14'3" (3.05 x 4.35)



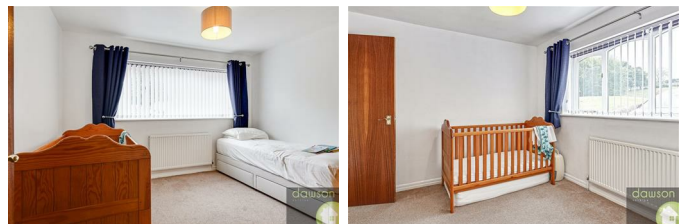
Double bedroom with radiator and wooden double glazed window to rear.

### Bedroom Two 9'8" x 14'3" (2.95 x 4.35)



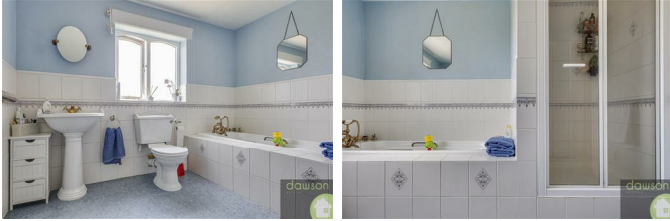
Double bedroom with radiator and wooden double glazed window to rear.

### Bedroom Three 9'10" x 11'3" (3 x 3.45)



Double bedroom with radiator and wooden double glazed window to rear.

### Bathroom 9'8" x 9'10" (2.95 x 3)



Four piece suite comprising low flush w.c. pedestal wash basin bath with mixer shower and shower cubicle with electric shower. Radiator, extractor fan and part tiled walls. Wooden obscure double glazed window to front.

### External



To the rear is a block paved and concrete driveway providing off road parking for four/five cars. Wooden sheds and greenhouse. Wooden double gates with new oak gate posts. External light, lawn with mature bushes and trees. Block paved seating area which extends to the side. Further lawn, external lights and patio. Further off road parking with double gates for two cars and oil tank. To the front is a patio and lawn garden. External light and septic tank. Another lawn to one side, outside tap, gas tank and external light. Electric meter. Hen pen/paddock.

### Paddocks



Four paddocks. Approx. one acre each

### Stable block and wagon back



### Menage



39 square meters by 20 square meters. All weather. Furnished in sand and rubber.

### Parking

Off road parking for several cars

### Tenure

We have been advised by the vendor that the property is freehold.

### Water

Water meter

### Energy Rating

TBC

### Council Tax Band

B

### Viewings

Strictly by appointment. Contact Dawson Estates.

### Property to Sell?

Call for a FREE, no obligation valuation.

### Solicitors

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

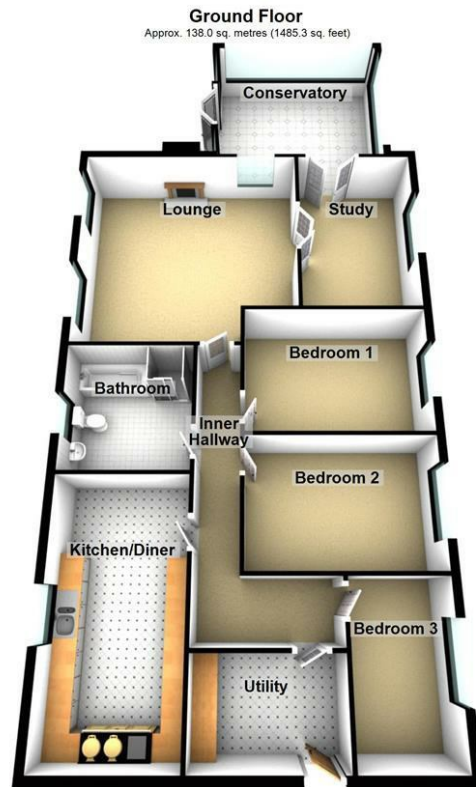
### Boundaries & Ownerships

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

### Mortgages

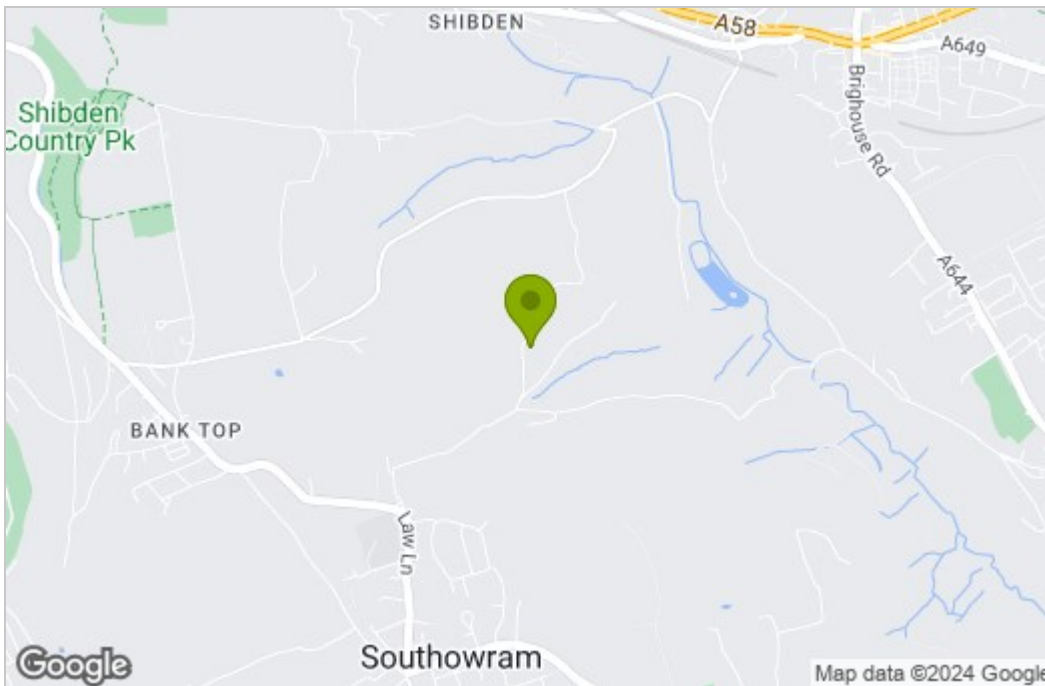
Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

## Floor Plan



Total area: approx. 138.0 sq. metres (1485.3 sq. feet)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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