



Overbank Cottage Whitley Lane, Halifax, HX3 9TF

Offers In The Region Of £650,000

****EQUESTRIAN PROPERTY**** 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. Favorable possibility of obtaining planning permission to convert the stable into a two bed room property.

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

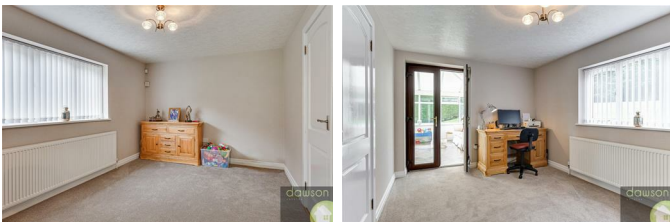
Radiator, spotlights and doors to dining kitchen, bathroom, bedrooms and lounge;

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)



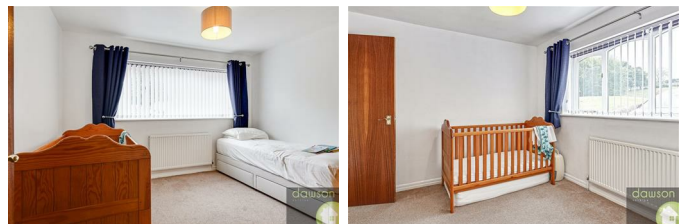
Double bedroom with radiator and wooden double glazed window to rear.

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



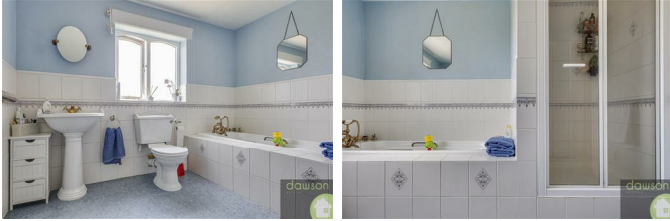
Double bedroom with radiator and wooden double glazed window to rear.

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

E

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.

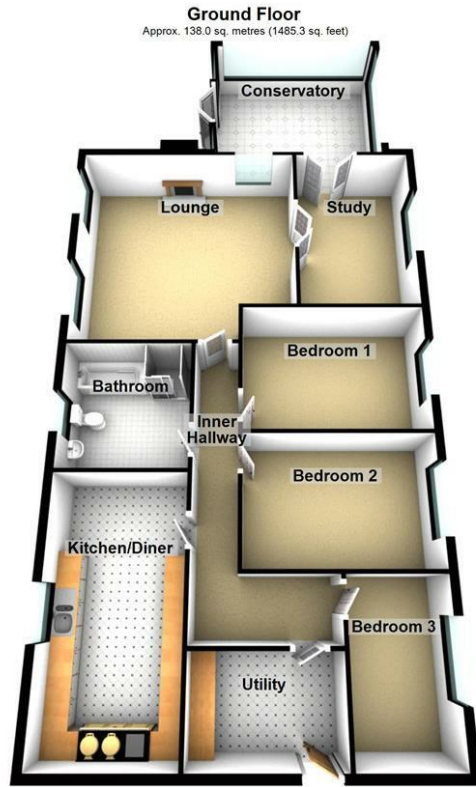
Boundaries & Ownerships

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

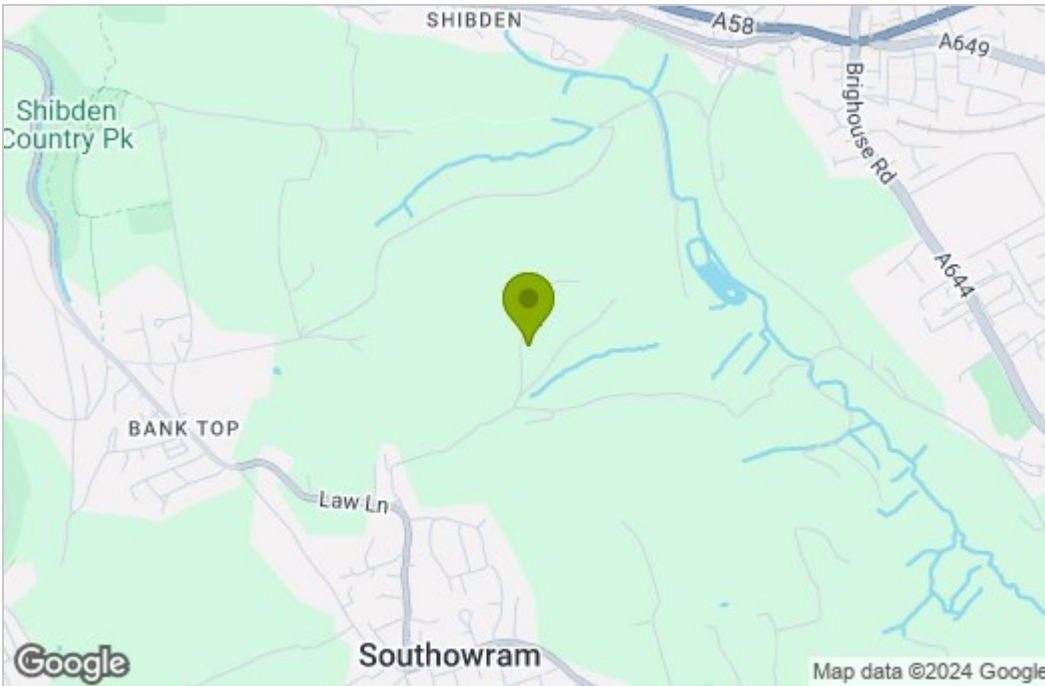
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Floor Plan

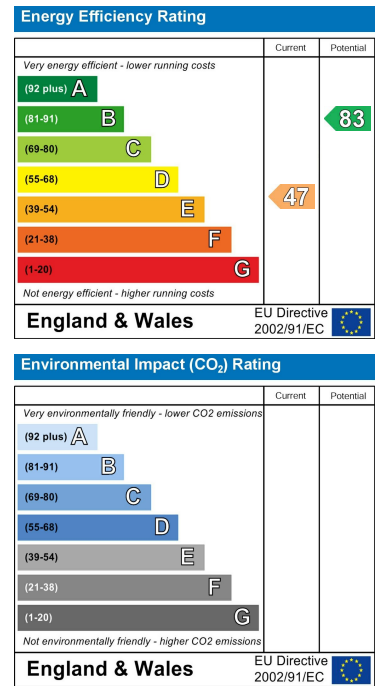


Total area: approx. 138.0 sq. metres (1485.3 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.