



WAINHOUSE
PROPERTIES



5 & 9 RAKE BANK HALIFAX

£160,000
FREEHOLD

Two bedroomed cottage full of character is now available. The property briefly comprises of kitchen, diner, cellar area, living room and bathroom to the first floor and two double bedrooms to the second floor. Private enclosed garden to the rear along with a detached garage and parking space away from the property. Double glazing and central heating throughout.



• COTTAGE STYLE PROPERTY • TWO DOUBLE BEDROOMS • KITCHEN WITH CENTRAL ISLAND

Kitchen Diner

Entrance door leads into the kitchen diner which has fitted kitchen cupboards with complementary work surfaces. Integrated fridge freezer, oven, hob and extractor fan over head. Kitchen island with storage underneath, stainless steel sink and drainer and double glazed window to the front. Exposed brick fire place with space for a multi fuel fire. Curtain access to storage space and small cellar, exposed beams and open access to:

First Floor

Living Room

Good sized room with double glazed window to the front, gas fire with decorative surround and hearth, exposed beams, radiator and door to:

Bathroom

Three piece suite comprising of WC, wash basin and bath with handheld shower attachment. Partly tiled walls and double glazed window.

Second Floor

Bedroom One

Large double room with two double glazed windows to the front and radiator.

Bedroom Two

Further double room with double glazed window to the rear and radiator.

External

Externally the property benefits from a tiered rear garden with paved patio area and stairs to a further paved garden.

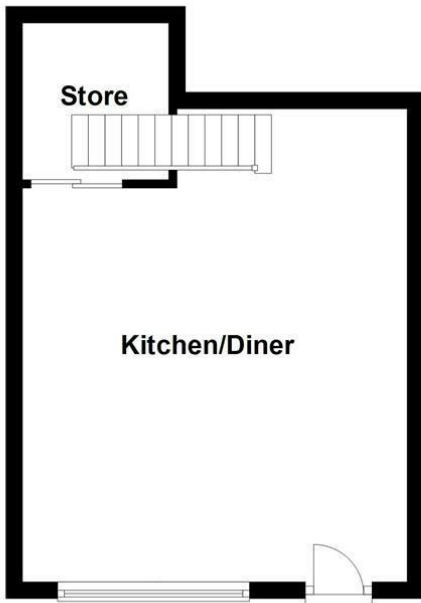
The property also benefits from a detached garage set to the side of the property with parking for one car.



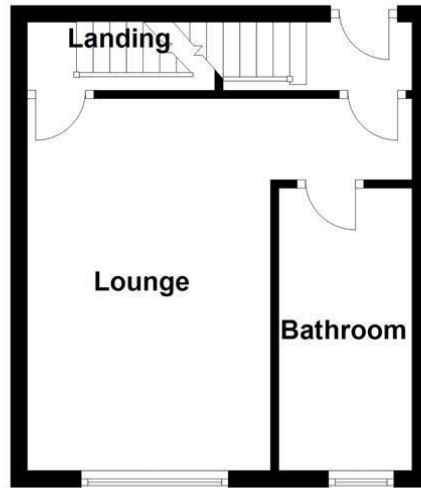
• STORAGE CELLAR PROVIDING STORAGE • PRIVATE TIERED GARDEN • DETACHED GARAGE • OFF-ROAD PARKING



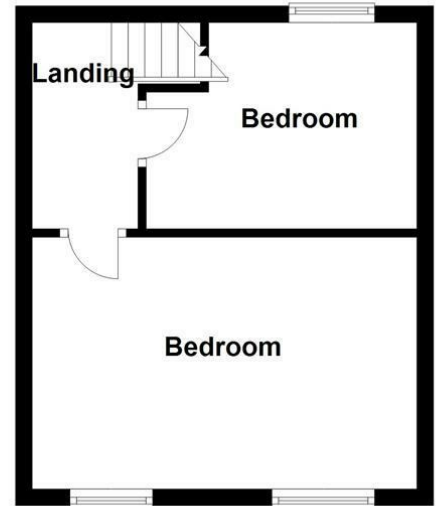
Ground Floor



First Floor



Second Floor



To be used as a guide for illustration purposes only.
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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