



Mill Cottage Barker Royd, Southowram Halifax HX3 9TE

welcome to

Mill Cottage Barker Royd, Southowram Halifax

A charming stone-built cottage set in a peaceful semi-rural position, marketed at offers over £425,000, offering a cosy lounge, modern kitchen, spacious bedrooms, and a low-maintenance garden with off-street parking.



Entrance Hall

The entrance hall comprises of wooden flooring, gas central heating radiator, ceiling light point, UPVC door to the front entrance.

Study

The study comprises of wooden flooring, ceiling light point.

Lounge

20' 1" x 12' 2" (6.12m x 3.71m)

The lounge comprises of wooden flooring, ceiling light point, gas central heating radiators, French door leading to side entrance, UPVC double glazed window to the front elevation.

Kitchen/Diner

21' 3" x 17' 6" (6.48m x 5.33m)

The kitchen/Diner comprises of stone floor, exposed beams, gas central heating radiator, matching wall and base units with granite work tops, integrated appliances, range cooker, island with storage cupboards, ceiling light point, arch window to the rear elevation, French doors leading to the rear elevation.

Utility Room

The utility room comprises of tiled flooring, plumbing for a washer and dryer, low level W/c, pedestal wash basin, UPVC double glazed window to the side elevation.

Landing

The landing comprises of carpet flooring, ceiling light point, UPVC double glazed window to the side, glass balustrade banister.

Bedroom One

19' x 15' 6" (5.79m x 4.72m)

Bedroom one comprises of wooden flooring, ceiling light point, gas central heating radiators, storage room, UPVC double glazed window to the rear elevation.

En-Suite

The En-suite comprises of tiled flooring, electric radiator, roll top bath, LED light in the shower, low level W/c, fitted vanity unit with wash hand basin, UPVC double glazed window.

Bedroom Two

20' 1" x 11' 4" (6.12m x 3.45m)

Bedroom two comprises of laminate flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the side elevation.

Bedroom Three

11' 10" x 8' 1" (3.61m x 2.46m)

Bedroom three comprises of carpet flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation.

Bedroom Four/ Office

11' 10" x 8' 1" (3.61m x 2.46m)

This room is being used as an office by the current vendors. This comprises of wooden flooring, ceiling light point, gas central heating radiator, UPVC double glazed window to the front elevation.

Bathroom

The bathroom comprises of vinyl flooring, ceiling spotlights, fully fitted shower, back to wall W/c with fitted unit.

Externally

Externally, the property benefits from a lawned and paved garden with a garden shed, and there is a gated driveway providing off-street parking.



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Mill Cottage Barker Royd, Southowram Halifax

- FOUR BEDROOM PROPERTY
- LOCATED IN THE POPULAR AREA OF SOUTHOWRAM
- OFF-STREET PARKING
- LOW-MAINTENANCE GARDEN/PATIO AREA
- EXCELLENT ACCESS TO HALIFAX, SCHOOLS, AND LOCAL AMENITIES

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

offers over

£425,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
HFX114644 - 0003

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