



# Snow Gate™

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## 2 Binns Hill Lane

Warley, Halifax, HX2 7SJ

A character filled two bedroom semi detached cottage with stunning countryside views now ready for a programme of improvement. Available with no vendor chain the property has the benefit of off road parking and outside seating areas to front and rear. Briefly comprises large lounge with exposed beams and mullion windows, kitchen, two first floor bedrooms and a bathroom. Ideal investment or family home in a very sought after picturesque village a short walk from the popular local pub. Binns Hill Lane could be described as a very quiet "backwater" with light traffic flow.

NO VENDOR CHAIN.

O.I.R.O £170,000

# 2 Binns Hill Lane

## Warley, Halifax, HX2 7SJ



- TWO BEDROOM CHARACTER COTTAGE WITH BEAUTIFUL VIEWS
- A SHORT WALK TO THE LOCAL PUB AND STUNNING COUNTRYSIDE
- CHARMING EDGE OF VILLAGE LOCATION
- EXPOSED BEAMS, MULLION WINDOWS AND OUTSIDE SEATING AREAS
- READY FOR A PROGRAMME OF MODERNISATION
- NO VENDOR CHAIN

### Entrance

### Lounge

17'10" x 15'4" (5.44m x 4.67m)

### Kitchen

7'7" x 6'10" (2.31m x 2.08m)

### First Floor Landing

15'7" x 5'6" (4.75m x 1.68m)

### Master Bedroom

12'3" x 9'3" (3.73m x 2.82m)

### Bedroom 2

8'0" x 7'11" (2.44m x 2.41m)

### Bathroom

7'2" x 5'7" (2.18m x 1.70m)

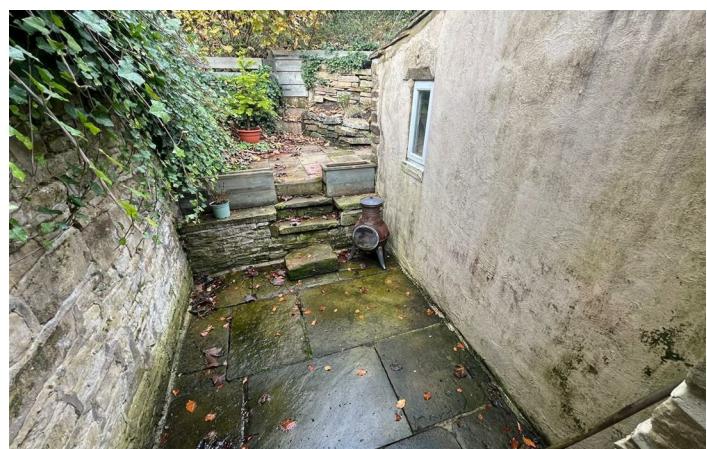
### Garden and Parking

### General



### Directions

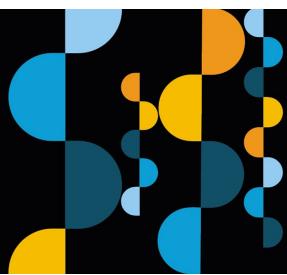
Warley village is located due North of Sowerby Bridge and west of Halifax. Turning off the A646 (the road from Halifax towards Luddenden Foot & Mytholmroyd) onto Blackwall Lane passed the cricket ground and then turn right onto Water Hill Lane and a further right onto Binns Hill Lane where the property can be found on the left hand side.



## Floor Plan

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	Current
Very energy efficient - lower running costs (92 plus) A	88		Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A
(81-91) B			(81-91) B
(69-80) C	55		(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		EU Directive 2002/91/EC	



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