WS

RESIDENTIAL

1 Lane Ends

Wheatley, Halifax, HX2 8TW

Offers In The Region Of £225,000 Freehold

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This stone built weavers cottage is well presented throughout and offers deceptively spacious accommodation set over three floors. Boasting period features such as exposed stone walls and beams, this fantastic family home enjoys three generous bedrooms, two reception rooms, off road parking, an enclosed garden and stunning views. An early viewing is recommended to avoid disappointment.

Location

The property can be found to the end of Lane Ends, where it meets Cragg Lane, in an elevated position with stunning far reaching views. This is a convenient location close to local schools, Halifax town centre and its wide variety of shops and amenities including the railway and bus stations.

Accommodation

Access is gained via a composite door into the entrance hall. An opening on the left leads into a stylish dining room with dual aspect windows, a beautiful exposed stone wall with recessed shelving and beams to the ceiling. The central feature of the spacious lounge is an exposed stone chimney breast with a cast iron wood burning stove set upon a stone hearth. There are beams to the ceiling and windows to the rear elevation. Continuing through to the breakfast kitchen which enjoys a good range of base and wall and units, with a central island featuring drawers and a breakfast bar. Wooden worktops with tiled splashbacks incorporate a Belfast sink with mixer tap and a dual fuel range cooker. Integrated appliances include: washing machine, dishwasher and fridge freezer. This charming room enjoys ample natural light from dual aspect windows and two skylights to the ceiling, along with exposed beams and trusses. A further composite door leads out to the garden.

From the lounge, an enclosed staircase leads down to the lower ground floor which is fully tanked and provides a generous third bedroom. With exposed beams to the ceiling and steps leading down to a small additional storage area with its own external access door. The former coal store also adjoins this area, accessed via an external door. There is potential to perhaps create an en suite or "granny annex" subject to any necessary planning consents.

To the first floor there are two further double bedrooms, one with dual aspect windows and an exposed stone chimney breast whilst the second bedroom is located across the landing with a window to the front elevation. The house bathroom features a white suite comprising: curved bath with mixer tap and shower over, wash hand basin with mixer tap and tiled splashback and a WC.

Externally, an enclosed garden area benefits from both astro turf and decked areas with stunning far reaching views. A gate leads out to the street and a further gate leads to the off road parking space. A further strip of garden to the rear has stone wall boundary, mature bushes and offers potential for further seating / garden area.

Council tax band: B
EPC rating: D
Ground rent: N/A
Service charge: N/A

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