



43 Green Lane, Halifax, HX4 8DB

**£380,000**

Offered FOR SALE is Laburnum House, a semi-detached former mill owners residence in the 19th century. This grand house has original character features and has been lovingly restored by the current owner and the garden is an oasis for pollinators. Accommodation comprises; spacious lounge with large bay window which allows natural light to flood the room. The dining kitchen is another spacious light room with exposed brick giving it some character. To the lower ground floor is a large utility cellar. This could be used for various purposes and has a door leading out to the front garden. To the first floor is a landing, four bedrooms (one bedroom plumbed for an en-suite/bathroom) and modern shower room. Private gardens to front, side and rear. On street parking. The property benefits from Upvc double glazing, smart meters and gas central heating. Close to the amenities of West Vale including its supermarkets, takeaways and bars, transport links including a regular bus to Halifax and Huddersfield and easy access to the M62 motorway network. Viewing essential.

## Ground Floor

### Lounge 14'11" x 16'0" exc. bay (4.55 x 4.9 exc. bay)



Upvc double glazed bay window to front, deep skirting boards, picture rail, cornice to ceiling and ceiling rose. Inset to chimney breast with tiled base and brick surround. Solid oak floor, t.v. point and radiator. Door to dining kitchen;

### Dining Kitchen 16'4" max x 19'4" max (5 max x 5.9 max)



A bespoke hand made wooden kitchen with base units, oak worktops made extra wide and shelving. Electric cooker point, plumbing for dishwasher, space for fridge/freezer and Belfast sink. Solid oak floor, four radiators, exposed brick walls, t.v. point and telephone point. Upvc double glazed French doors to rear, two Upvc double glazed windows to side and oak door with Upvc double glazed panel above to front. Pantry (vented), spotlights, extractor fan and room stat. Staircase access to first floor and door to staircase access to lower ground floor;

## Lower Ground Floor

### Utility Cellar 14'11" x 16'0" exc bay (4.55 x 4.9 exc bay)



Stone flagged floor, wooden worktop, plumbing for washing machine, space for dryer and Belfast sink. Raised tiled area, low flush w.c. fusebox and electric meter. 'BAXI' condensing combi boiler (warranty until 2032), tap and Upvc double glazed door and window to front.

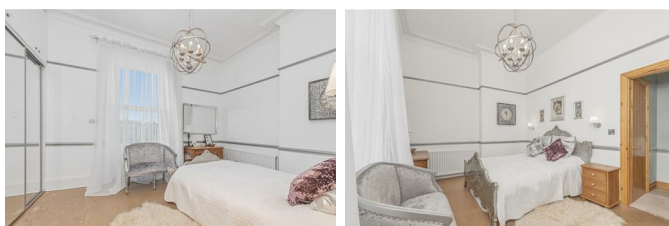
## First Floor

## Landing



Radiator, part wood paneled walls and Upvc obscure double glazed window to side. Dado rail, picture rail and ceiling rose. Loft hatch and linen cupboard with sliding mirrored doors. Doors to shower room and bedrooms;

### Bedroom One 10'4" x 16'0" (3.15 x 4.9)



Double bedroom with radiator, dado rail, picture rail, cornice to ceiling and ceiling rose. Upvc double glazed window to front, fitted wardrobes and cupboards with sliding mirrored doors and t.v. point.

### Bedroom Two 9'4" x 9'10" (2.85 x 3)



Double bedroom with radiator, dado rail, picture rail and ceiling rose. Wall lights, t.v. point and fitted wardrobes with sliding mirrored doors. Upvc double glazed window to rear and exposed brick wall.

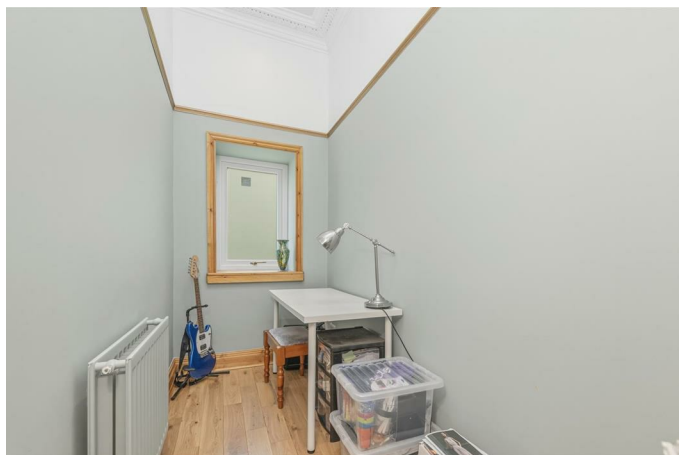
### Bedroom Three 9'2" x 9'4" (2.8 x 2.85)



Double bedroom with radiator, t.v. point and picture rail. Exposed brick wall, wall lights and Upvc double

glazed window to rear. Fitted wardrobes with sliding mirrored doors.

#### Bedroom Four 4'7" x 9'0" (1.4 x 2.75)



Single bedroom (plumbed for an en-suite/bathroom) radiator, t.v. point and laminate floor. Upvc double glazed obscure window to side, picture rail, cornice to ceiling and spotlights.

#### Shower Room 5'6" max x 6'8" max (1.7 max x 2.05 max)



Three piece suite comprising low flush w.c. sink with vanity unit and shower cubicle with mains shower. Tiled floor, tiled walls, electric shaver point and spotlights. Cornice to ceiling, radiator and Upvc obscure double glazed window to side.

#### External



To the front is a mature garden with bespoke bench, built in stone circle, external light and lamp post. To the rear is a mature garden with pond, iron based bench and bespoke bbq area with steel coating. Outside tap. Gas meter to side.

#### Tenure

We have been advised by the vendor that the property is freehold.

#### Energy Rating

E

#### Council Tax Band

C

#### Water

Water Rates

#### 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.

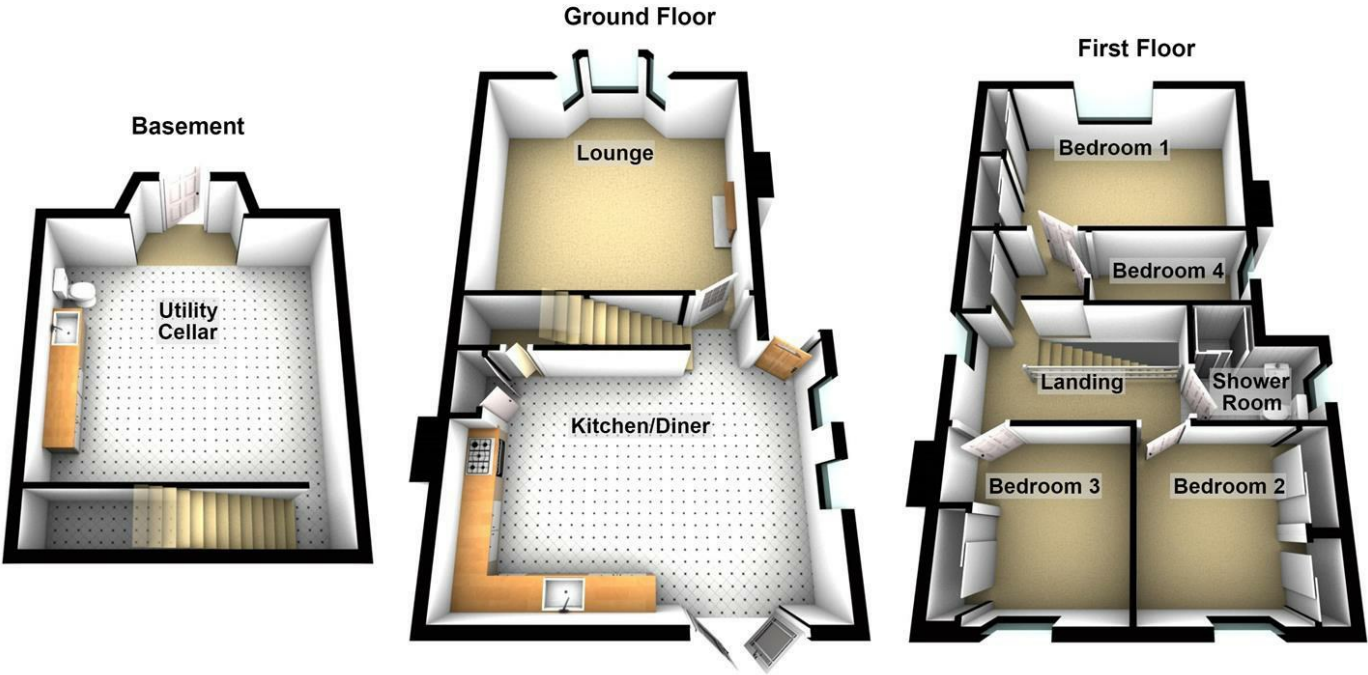
#### Boundaries & Ownerships

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.

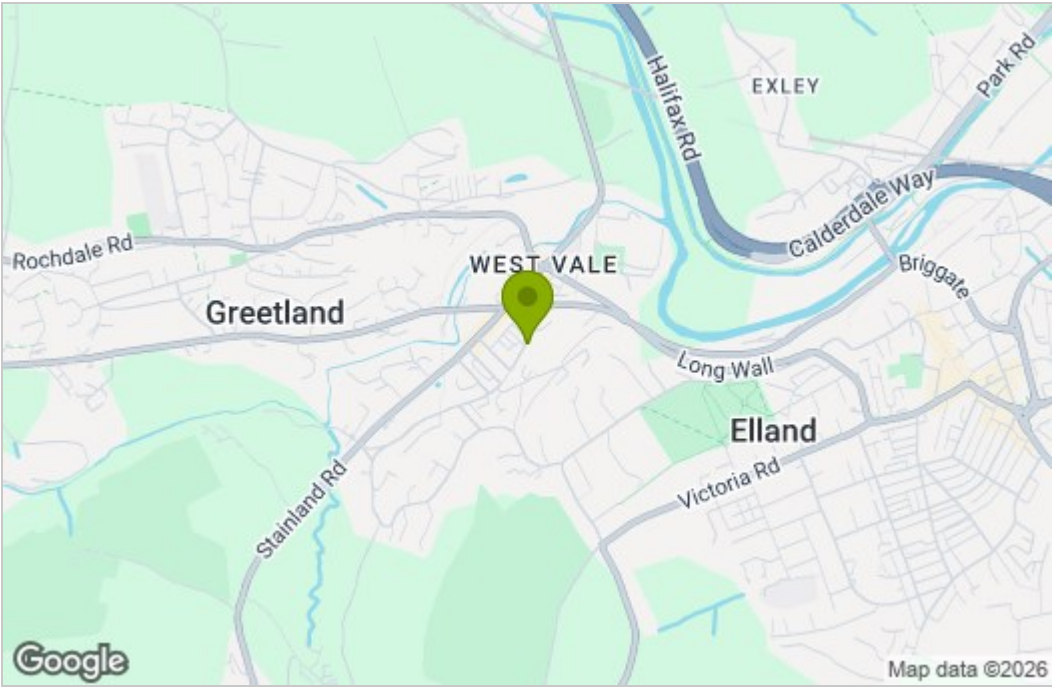
#### Mortgages

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . **YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.**

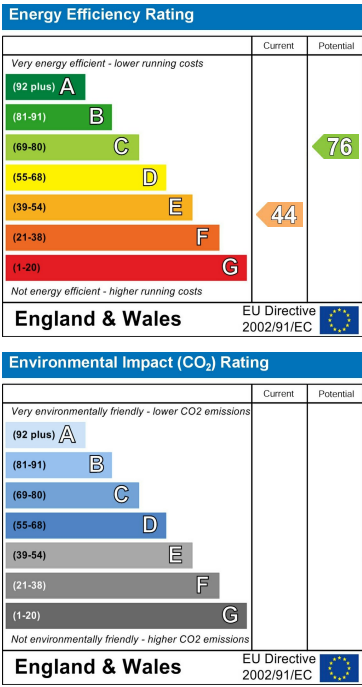
Floor Plan



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