



45 Upper Washer Lane, Halifax, HX2 7DR

Offers Over £220,000

- : Popular And Convenient Residential Location
- : 2 Reception Rooms
- : Utility Room & Downstairs Cloakroom
- : Spacious Bathroom
- : Easy Access To Halifax & Sowerby Bridge
- : Deceptive Spacious Terraced Residence
- : Modern Fitted Dining Kitchen
- : 2 Double Bedrooms
- : Panoramic Views To The Rear
- : Viewing Essential

45 Upper Washer Lane, Halifax HX2 7DR

Situated in this extremely popular and convenient residential location is this substantial stone-built through-terrace residence, providing spacious two-bedroom accommodation. The property could easily be converted into a three or even four-bedroom family home.

The accommodation briefly comprises an entrance vestibule, lounge opening into a sitting room with a south-facing balcony, utility room, downstairs cloakroom, spacious dining kitchen, two large double bedrooms, a generous family bathroom, and small gardens to both the front and rear. The property also benefits from uPVC double glazing and gas central heating throughout.

The property enjoys excellent access to Halifax and Sowerby Bridge, as well as the Trans-Pennine road and rail networks, providing convenient links to the business centres of Manchester and Leeds.

Offered for sale at this realistic asking price, an early inspection is strongly recommended.



Council Tax Band: A



ENTRANCE VESTIBULE

Front entrance door leading into the entrance vestibule with door opening into the open-plan lounge and sitting room.

LOUNGE

13'6" x 12'9"

Featuring a uPVC double-glazed window to the front elevation, decorative corning to the ceiling, electric living flame fire set into the chimney breast, double radiator, TV point and fitted carpet.

SITTING ROOM

15'11" x 9'7"

Open plan from the lounge, with uPVC double-glazed French doors opening onto a south-facing balcony enjoying panoramic views. Features include an inglenook-style fireplace, decorative corning, double radiator and fitted carpet.

LOWER GROUND FLOOR

Stairs lead down from the lounge to the lower ground floor hallway.

UTILITY ROOM

5'9" x 5'5"

Fitted with built-in cupboards and work surface, plumbing for an automatic washing machine, power point for a tumble dryer, inset ceiling spotlights, fitted carpet and single radiator. From the utility room door to the

SEPERATE W/C

Fitted with a white two-piece suite comprising pedestal wash basin and low-flush W/C, inset ceiling spotlights, extractor fan and fitted carpet.

DINING AREA

13'0" x 6'11"

Inset ceiling spotlights, fitted seating to two walls, double radiator and fitted carpet.

KITCHEN

15'11" x 9'6"

Fully fitted with a range of modern wall and base units incorporating matching work surfaces, a stainless steel one-and-a-half bowl sink unit with mixer tap, integrated fridge, integrated freezer, electric hob with extractor canopy above and electric oven. The kitchen is tiled around the work surfaces with complementary dūcor to the remaining walls and has a uPVC double-glazed window to the rear elevation.

A breakfast bar provides informal dining, whilst a stable-style door gives access to the rear south-facing garden. There is a useful understairs storage cupboard and laminate wood flooring throughout.

FIRST FLOOR LANDING

With fitted carpet, single radiator, storage cupboard and uPVC double-glazed rear window.

BEDROOM ONE

15'11" x 13'6"

A spacious double bedroom with a uPVC double-glazed window to the front elevation, cast-iron fireplace, double radiator and fitted carpet.

BATHROOM

9'6" x 9'6"

Fitted with a white four-piece suite comprising a corner panelled bath, pedestal wash basin, low-flush W/C and walk-in shower cubicle. The bathroom is partially tiled around the bath and wash basin with complementary dūcor to the remaining walls.

A uPVC double-glazed window to the rear enjoys superb views over Norland Hillside. There is also a cast-iron fireplace, cupboard housing the Worcester Bosch central heating boiler, double radiator and fitted carpet.

SECOND FLOOR

BEDROOM TWO

23'8" (max) x 16'0"

A substantial attic bedroom featuring exposed ceiling beams, Velux roof window, under-eaves storage cupboards, radiator and fitted carpet.

This generous room offers excellent potential to be divided into two separate bedrooms, creating a three-bedroom family home.

GENERAL

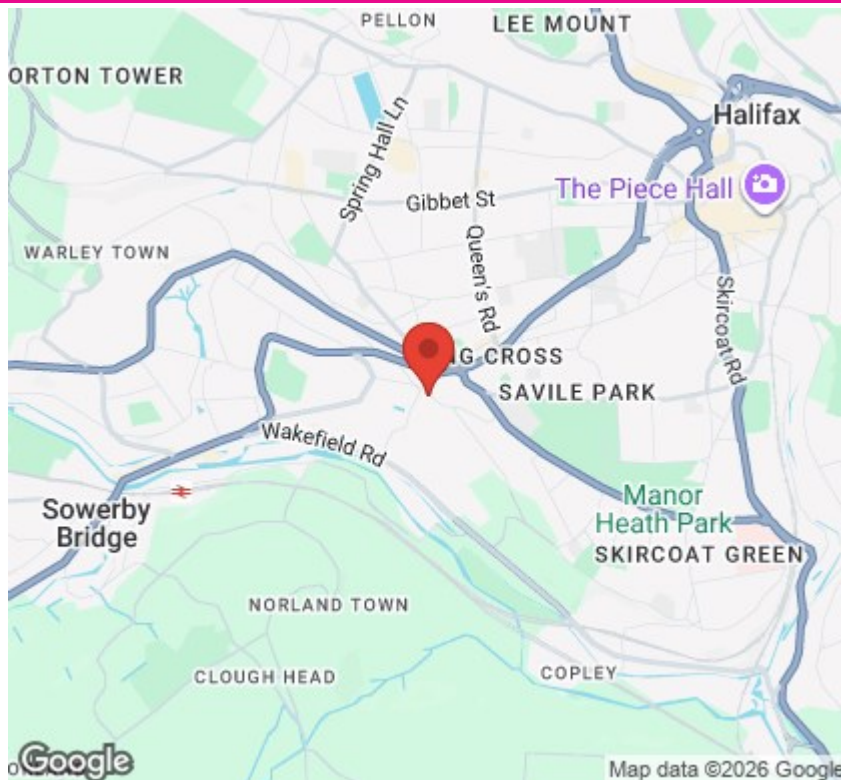
The property is stone-built beneath a blue slate roof and benefits from all mains services including gas, electricity, water and drainage. It is fitted with uPVC double glazing and gas central heating throughout.

The property is Freehold and falls within Council Tax Band B. The property also benefits from a fully fitted HIVE heating control system allowing you to set the temperature in different zone.

EXTERNAL

To the front of the property is a small garden with a pathway leading to the front entrance.

To the rear is a south-facing balcony together with an enclosed south-facing garden, which is accessed directly from the kitchen.



Directions

SAT NAV HX2 7DR

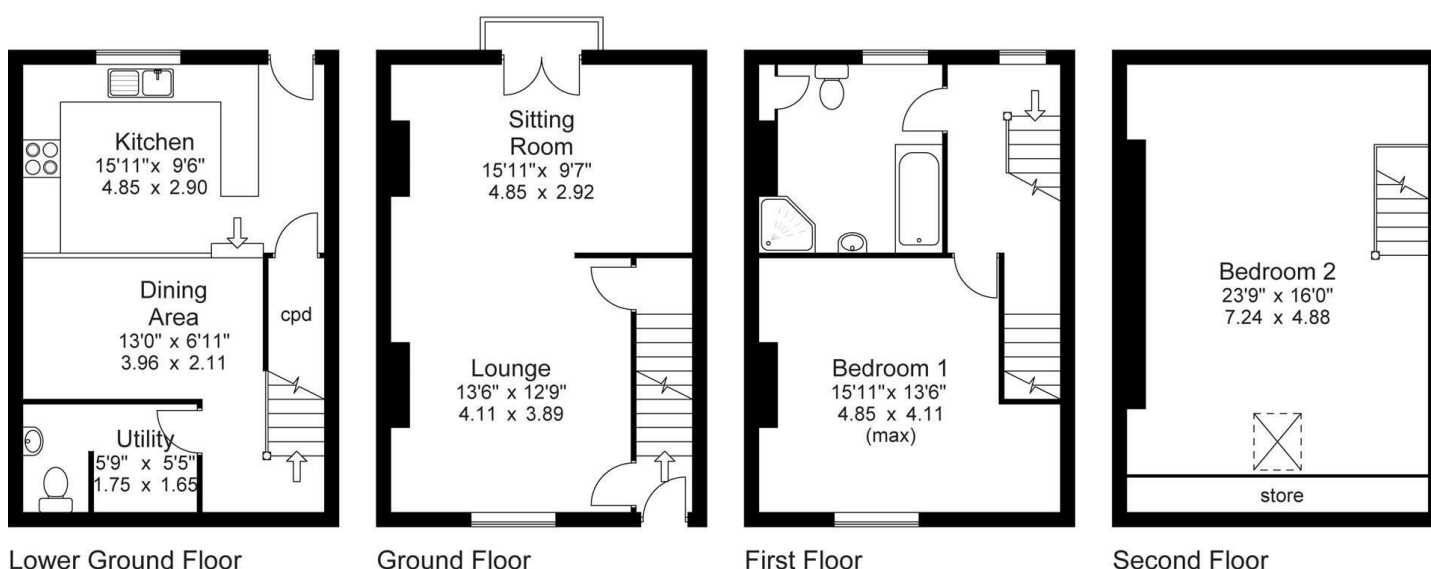
Viewings

Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

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

Approx Gross Floor Area = 1520 Sq. Feet
= 141.2 Sq. Metres



For illustrative purposes only. Not to scale.