



## 8A Warley Dene, Warley, Halifax, HX2 7RS

Offers Over £495,000

- Highly Desirable Semi Rural Location
- 5 Good Sized bedrooms
- Utility Room & Downstairs Cloakroom
- Gardens To Front & Side
- Individually Built & Designed Residence
- Delightful Detached Family Home
- 2 Reception Rooms
- Modern Breakfast Kitchen & Bathroom
- Off Road Parking For Numerous Vehicles
- Viewing Essential

## 8A Warley Dene, Halifax HX2 7RS

Situated in the idyllic, semi-rural village of Warley, lies this modern 5 bedroom detached residence, providing attractive family accommodation. Just step inside this delightful property and you cannot fail to be impressed by the accommodation provided, which briefly comprises an entrance hall, modern fitted breakfast kitchen, two reception rooms, downstairs cloakroom, store room/utility room, 5 bedrooms, gardens, off road parking, uPVC double glazing & gas central heating

The property provides excellent access to the local amenities of Warley, including an outstanding school, as well as easy access to Halifax and Sowerby Bridge, and the trans Pennine road and rail network linking the business centres of Manchester and Leeds.

Very rarely does an opportunity arise to purchase a detached residence in this price bracket in this sought after location, and as such, an early appointment to view is absolutely essential.



Council Tax Band: E



#### ENTRANCE HALL

uPVC double glazed front entrance door opens into the entrance hall with one double radiator and fitted carpet.

from the entrance hall door to

#### BREAKFAST KITCHEN

9'3" x 13'3"

Being fitted with a range of modern wall and base units incorporating matching work surfaces with A one and a half bowl sink unit with mixer tap, four ring halogen hob with extractor in canopy above, fan assisted electric oven and grill, integrated fridge, integrated freezer, integrated washing machine, corner shelving units, and breakfast bar. This attractive kitchen has matching splashbacks with complementing colour scheme to the remaining walls. inset spotlight fittings to the ceiling, uPVC double glazed window to the front elevation, and one double radiator.

From the entrance hall door to the

#### DINING ROOM

10'0" x 13'3"

With uPVC double glazed windows to the front and side elevations providing this room with its light and spacious aspect, one double radiator and fitted carpet.

From the entrance hall door to the

#### LOUNGE

13'10" x 13'7"

With feature fireplace incorporating marble inset and hearth with a modern electric fire, uPVC double glazed window to the side elevation, one double radiator, one TV point, and fitted carpet.

from the entrance hall door to the

#### DOWNSTAIRS CLOAKROOM

With inset spotlight fittings, low flush WC, hand wash basin with mixer tap, one single radiator, and a uPVC double glazed window to the rear elevation.

From the entrance hall door to

#### BEDROOM 4 / STUDY

11'8" x 12'0"

With uPVC double glazed window to the front elevation and one double radiator.

From the entrance hall door to the

#### UTILITY ROOM

Housing the combination boiler, providing excellent storage facilities and plumbing for an automatic washing machine. uPVC double glazed door opening onto the rear of the property.

From the entrance hall a spindled staircase leads to the

#### LANDING

The galleried landing has a uPVC double glazed window to the rear elevation, and a uPVC double glazed window to the front elevation, one double radiator, and fitted carpet.

From the landing door to

#### BEDROOM TWO / SITTING ROOM

22'2" x 14'6"

Presently used as a sitting room this spacious room has beams to the ceiling and uPVC double glazed windows to the front and rear elevations providing this room with its light and spacious aspect. One double radiator and fitted carpet.

From the landing door to

#### BEDROOM THREE

8'11" x 13'4"

With uPVC double glazed window to the front elevation, double doors opening to built-in wardrobes, one double radiator, inset spotlight fittings, and fitted carpet.

from the landing door to

#### BEDROOM ONE

13'4" x 10'4"

With uPVC double glazed window to the front elevation, double doors to built-in wardrobes, inset spotlight fittings, one double radiator, and fitted carpet.

From the bedroom door to the

#### EN SUITE SHOWER ROOM

With modern white 3 piece suite incorporating hand wash basin with mixer tap, low flush WC, and large walk-in shower cubicle with Mira shower unit. The en suite is extensively tiled around the 3 piece suite with complementing colour scheme to the remaining walls and a matching tiled floor. uPVC double glazed window to the side elevation and heated towel rail.

From the landing door to

#### BEDROOM FOUR

12'0" m x 8'10"

With uPVC double glazed window to the side elevation, built-in wardrobe, inset spotlight fittings, one double radiator, and fitted carpet.

#### FAMILY BATHROOM

With modern white 3 piece suite incorporating pedestal wash basin, low flush WC, and panelled bath. The bathroom is extensively tiled around the 3 piece suite with complementing colour scheme to the remaining walls and a matching tiled floor. Inset spotlight fittings, uPVC double glazed window to the rear elevation, and chrome heated towel rail. Door to cupboard with fitted shelves providing useful storage facilities.

#### GENERAL

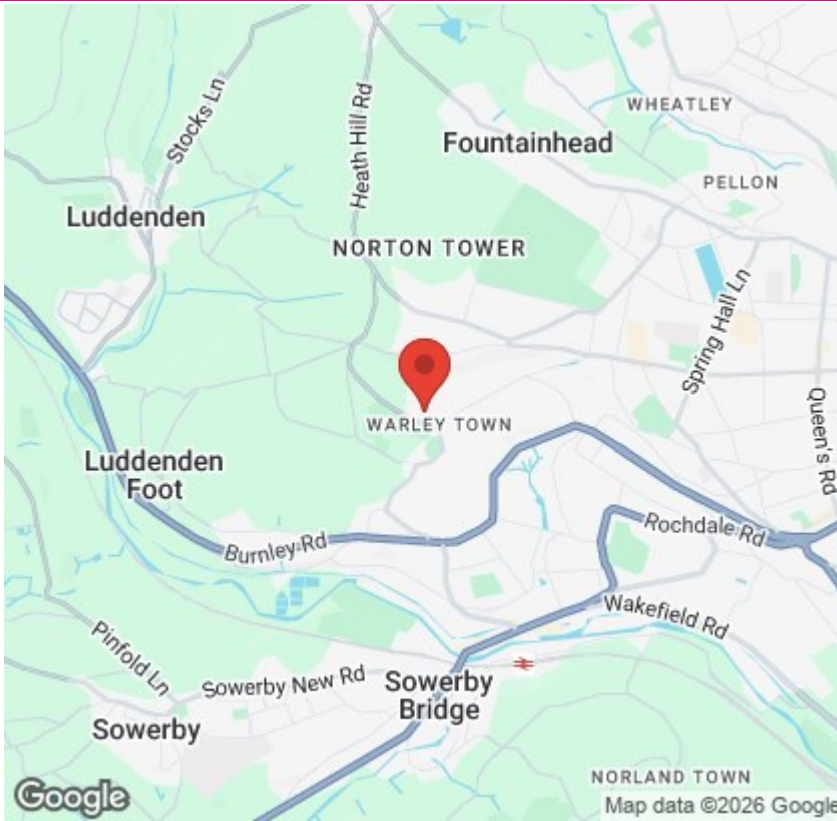
The property is constructed of simulated stone and brick beneath a tiled roof and has the benefit of all mains services including gas, water, and electric. It also benefits from uPVC double glazing and gas central heating. The property is Freehold and is in Council tax band E

#### EXTERNAL

To the front of the property there is a tarmac drive providing off-road parking for numerous vehicles with a lawned garden and mature plants and shrubs, which continues to the side of the property. To the rear of the property there is a path providing access to the rear entrance door







## Directions

SAT NAV HX2 7RS

## Viewings

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

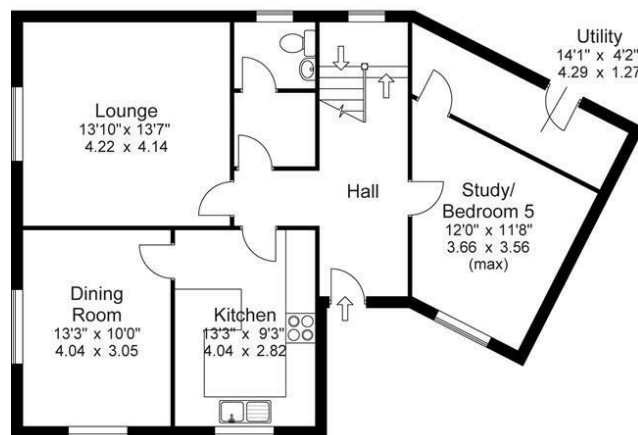
## EPC Rating:

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

Approx Gross Floor Area = 1720 Sq. Feet  
= 159.9 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.