

# Chapters



**66 UPPER WASHER LANE  
HALIFAX**

**£170,000  
FREEHOLD**

Nestled on Upper Washer Lane in Halifax, this enchanting 17th century Yorkshire stone cottage is a true gem, brimming with character and charm. The property has been beautifully renovated throughout, seamlessly blending modern comforts with its rich historical features. As you step inside, you will be greeted by a warm and inviting atmosphere, showcasing the unique period details that make this home so special. The thoughtful renovations ensure that every corner of the cottage is both functional and aesthetically pleasing, providing a delightful living experience. The location is particularly advantageous, with local schools and amenities just a stone's throw away, making it ideal for those seeking convenience. Additionally, excellent transport links are nearby, allowing for easy access to the wider region. One of the standout features of this property is the south facing private garden at the front, offering a serene outdoor space to relax and enjoy the sunshine. This garden is perfect for gardening enthusiasts or simply unwinding after a long day. In summary, this charming one bedroom cottage presents a rare opportunity to own a piece of history while enjoying modern living in a vibrant community. It is a must see for anyone looking to embrace the unique character of Yorkshire living. Call us now to arrange a viewing!



• 17TH CENTURY YORKSHIRE STONE BUILT COTTAGE • ABUNDANCE OF CHARACTER, CHARM AND PERIOD FEATURES

## Entrance

Entering through a striking stone built porch through a composite door into the living area.

## Living Area

16'10" x 14'5"

A spacious living area with original period features, Parquet herringbone style flooring, gas fire with partial exposed stone chimney breast, double glazed windows to the front of the property, wall lighting, inset spotlighting, space for a dining table and chairs, two radiators and doors leading to:

## Cellar

Steps leading down to the cellar with power, lighting and space providing extra storage.

## Kitchen

10'5" x 7'0"

The kitchen has matching wall and base units with tiled splash backs, integrated appliances such as, ceramic hob with overhead extractor hood and fan oven. There is plumbing for a dishwasher, space for a fridge freezer, stainless steel sink with draining board, composite door and original mullion windows facing the rear of the

property. Velux window skylight, inset spotlighting fully tiled flooring and radiator.

## First floor landing

First floor landing has a double glazed window to the rear of the property, loft access point via a drop down loft ladder and doors leading to:

## Bedroom

12'7" x 10'6"

A generously sized double bedroom with built in wardrobes and storage, feature fire place, space for free standing furniture, double glazed windows to the front of the property inset spotlighting and a radiator.

## Bathroom

7'2" x 8'2"

A modern hotel style bathroom with three piece suite including a large bath with overhead shower and glass shower screen, wash basin set to a vanity unit and WC. There are built in storage cupboards with plumbing for a washing machine and further storage space, a built in cupboard housing the boiler, double glazed window to the rear of the property, fully tiled flooring with electric under floor heating, part tiled walls, inset spotlighting, extractor fan and heated towel radiator.



• BEAUTIFUL SOUTH FACING PRIVATE GARDEN • FULLY RENOVATED WITH HIGH QUALITY FIXTURES AND FITTINGS

## External

The front of the property is home to a beautifully landscaped south facing garden, offering a high degree of privacy behind mature hedging. A sun drenched stone patio provides the perfect spot for al fresco dining, leading onto a charming gravelled terrace bordered by established shrubs. There is also the benefit of on street parking available at the front of the property. To the rear there is a quaint courtyard with gates to both sides providing access with rights of way in place for neighbouring properties along the row of cottages.



- SPACIOUS LIVING AREA WITH SPACE FOR A DINING TABLE AND CHAIRS
- SOUGHT AFTER LOCATION
- ON STREET PARKING
- CLOSE TO LOCAL SCHOOLS AND AMENITIES
- NO ONWARD CHAIN





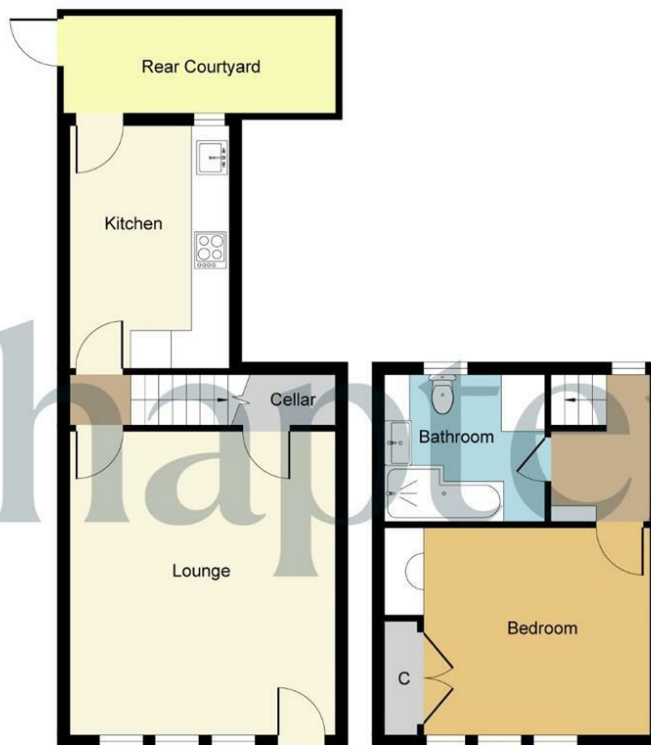
## Additional Information

**Local Authority** - Calderdale Council  
**Council Tax** - Band  
**Viewings** - By Appointment  
Only

**Floor Area** - 624.00 sq ft  
**Tenure** - Freehold



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Ground Floor

First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	83
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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