



Grove Cottage, 49 Upper Washer Lane, Pye Nest, HX2 7DR

Offers Around £210,000

- : Stone Built Character Home
- : 2 Reception Rooms
- : Spacious Modern Bathroom
- : A Wealth Of Charm & Character
- : Realistically Priced
- : 3 Bedrooms
- : Modern Fitted Dining Kitchen
- : South West Garden
- : Easy Access To Halifax & Sowerby Bridge
- : Viewing Essential

49 Upper Washer Lane, HX2 7DR

Situated in this desirable and extremely convenient residential location lies this attractive stone-built character residence, providing three-bedroomed accommodation arranged over four floors.

The property offers deceptively spacious yet cosy living accommodation which briefly comprises a lounge, modern fully fitted dining kitchen, lower ground floor living/games room, store, office/study, modern bathroom, 3 bedrooms, a small garden to the front, UPVC double glazing and gas central heating.

The property provides excellent access to the local amenities of Pye Nest and Sowerby Bridge, as well as easy access to Halifax town centre and the Trans Pennine road and rail network linking the business centres of Manchester and Leeds.

This beautifully presented home provides a wealth of charm and character and an internal inspection is absolutely essential to fully appreciate the attractive accommodation this unique stone-built property provides.



Council Tax Band: A



LOUNGE

14'0" x 13'11"

A composite front entrance door, open into this light and cosy reception room which benefits from UPVC double glazed windows to the front and side elevations. The room has a feature fireplace, two radiators, and a fitted carpet.

From the lounge door to the

DINING KITCHEN

15'5" x 8'7"

This modern fully fitted kitchen comprises a range of matching wall and base units with complementary work surfaces incorporating a single drainer sink unit with mixer tap, an induction hob with stainless steel canopy and extractor above, double gas oven, integrated dishwasher, integrated washer dryer, and an integrated fridge. The kitchen is finished with matching splashbacks and complementary décor. A Door opens to cupboard housing the gas central heating boiler. UPVC double glazed window to the front elevation, one radiator, and a UPVC double glazed stable-style rear entrance door.

From the kitchen stairs lead down to the

LOWER GROUND FLOOR

HALLWAY

With laminate wood flooring and inset spotlighting.

From the hall door opens into a

LIVING ROOM / GAMES ROOM

20'7" x 9'3"

This spacious room has the flexibility for a variety of uses and is presently used as a second reception room. UPVC double glazed window to the side elevation, inset ceiling spotlights, two radiators, television point, and laminate wood flooring, door to cupboard with fitted shelving providing excellent storage facilities.

From the hall door to a

STORE ROOM

Providing useful storage space.

From the lounge door opens to stairs with a fitted carpet leading to the

FIRST FLOOR LANDING

With fitted carpet and one radiator.

From the landing a door opens to the

BATHROOM

10'5" x 9'3"

A spacious modern bathroom comprising a four-piece suite incorporating a Victorian-style claw-foot roll-top bath with mixer tap and shower attachment, low flush W/C, hand wash basin in vanity unit, and a walk-in shower cubicle with Mira shower unit. The bathroom is extensively tiled with complementary décor to the remaining walls, laminate wood flooring, UPVC double glazed window to the side elevation, and a heated towel rail.

From the landing door to

BEDROOM TWO

11'5" x 8'2"

A double bedroom with UPVC double glazed window to the front elevation, corniced ceiling, one radiator, and fitted carpet.

From the landing door to

STUDY / OFFICE

11'7" x 5'4"

With one radiator and fitted carpet. This room was partitioned off from the bedroom by the previous owners but could be incorporated into a larger bedroom if required.

From the first floor landing stairs with fitted carpet lead to the

SECOND FLOOR LANDING

With fitted carpet.

From the landing door to

BEDROOM THREE

9'1" x 8'11"

With Velux double glazed skylight window, exposed beam to ceiling, one radiator, and fitted carpet.

From the landing door to

BEDROOM ONE

13'10" x 10'9"

A spacious bedroom with UPVC double glazed window to the side elevation, exposed beams to ceiling, one radiator, fitted carpet, and door to storage cupboard.

GENERAL

The property is constructed of stone and benefits from all main services including gas, water, and electricity, together with UPVC double glazing and gas central heating. The property is Freehold and is in Council Tax Band A.

EXTERNAL

To the front of the property there is a south-west facing garden incorporating block paving and a mature tree. The garden provides a pleasant seating area.



Directions

SAT NAV HX2 7DR

Viewings

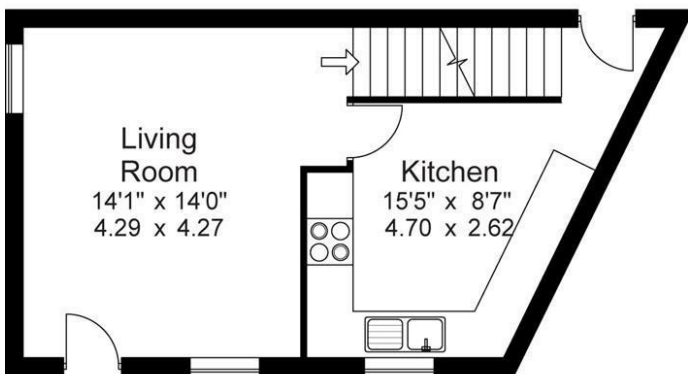
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

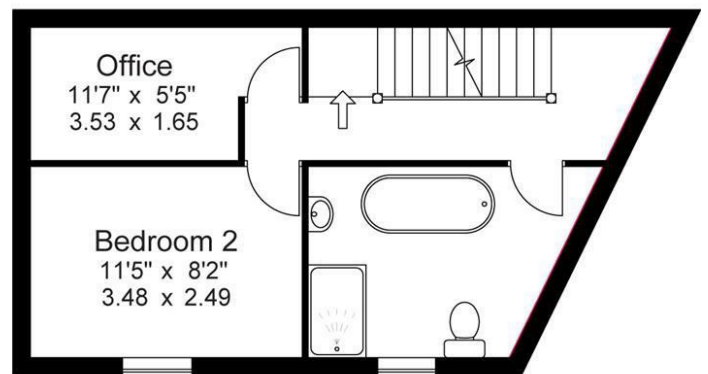
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

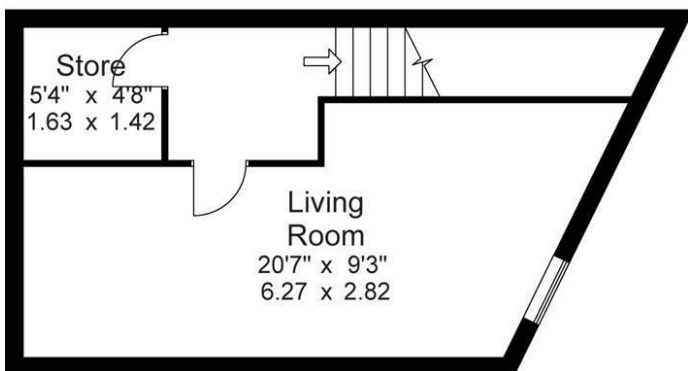
Approx Gross Floor Area = 1331 Sq. Feet
= 123.6 Sq. Metres



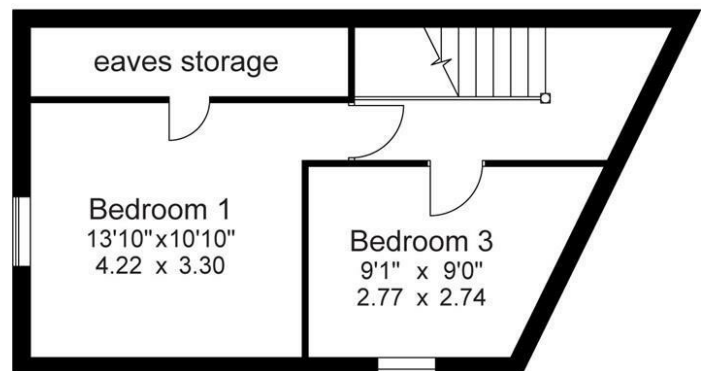
Ground Floor



First Floor



Lower Ground Floor



Second Floor

For illustrative purposes only. Not to scale.