

# MARSH & MARSH PROPERTIES

47 Warley Town Lane, Warley, Halifax, HX2 7SA

£249,950



This property IS that special something you are looking for. The frontage of the property portrays this terraced cottage in a traditional light, but as soon as you step inside and investigate further you will immediately notice the modern style that is in keeping with the cottage nature. Situated in the centre of the highly sought after Warley village, on the outskirts of Halifax and on the doorstep to the rural nature of the surrounding locale. Having been extended to the rear, on the ground floor, this property offers the ideal home for a professional couple or anyone looking to downsize into a beautiful forever home. The property also benefits from having one of the largest gardens in the row, being a slightly angled "L" shape, that features a low-maintenance space and a generous summer house, perfect for an office. The house offers on street parking, which is also enhanced by a free to park public car park utilised by the current owners.

Internally the property is sure to impress, being in a modern style but in keeping with the cottage nature, with its beamed ceilings creating an eclectic and welcoming atmosphere from the moment you step inside. The house offers a welcoming and warm living room, long and spacious rear dining kitchen, two bedrooms (one with a king sized bed and the other being utilised as a dressing room) and a house bathroom. This house must be viewed in person in order to fully appreciate everything this house has to offer.

*Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES*

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The property is ideally located on the outskirts of Halifax, in Warley, benefitting from quick and easy access to the town centre, just a 5 minute drive, or regular bus services to the centre. Halifax train station provides excellent rail links to the surrounding area in addition to access to the Grand Central train service. The M62 motorway is a short 15 minute drive away providing easy access to the major cities of Leeds, Bradford and Manchester. The property is in the catchment area of good primary and secondary schools.

Owing to the large number of fantastic features on offer with this property, its sought after location, generous garden and cottage style internals, an appointment to view is essential.

From the front of the property a uPVC door opens into the

### HALLWAY

A welcoming entrance hallway that features a wood laminate floor, double radiator, central light fitting and a beamed ceiling.

From the hallway a wooden door opens into the

### LIVING ROOM



Warm, welcoming and inviting, the living room offers the ideal place to sit back and relax. A wood burning stove, on a stone hearth and with stone surround, creates the ideal central feature for the whole room. A uPVC double glazed bay window, to the front elevation, offers ample natural light in addition to multiple ceiling inset spotlights. An under stairs cupboard offers a generous amount of additional storage space. With a wood laminate floor, beamed ceiling, double radiator and a television access point.



From the rear of the living room a wooden door opens into the

### DINING KITCHEN





spotlights, under cupboard lighting, integrated fridge/freezer and an inset porcelain sink with mixer taps.

From the hallway a carpeted staircase leads up to

### LANDING

With a carpeted floor and central light fitting.

From the landing wooden doors open into

### BEDROOM 1



A fully extended and bright dining kitchen that offers a fantastic space to entertain, or for any culinary enthusiast. The whole room is bathed in natural light owing to the roof lantern to the centre creating a charming feature, twinned with the uPVC double glazed windows and uPVC double glazed French doors that open out into the rear garden. The room has laminated work surfaces to either side of the room with one end elongating into an "L" shape to form a breakfast bar. The work surfaces all have over or under counter cupboards and drawers offering ample additional storage space. With an integrated hob, integrated oven, integrated microwave, modern style radiator, integrated washing machine, integrated dishwasher, integrated dryer, ceiling inset



A spacious master bedroom that can accommodate a king sized bed along with additional furniture. With two sets of uPVC double glazed windows to the front elevation,

central light fitting, alcove set wardrobes, carpeted floor and a single radiator.



## BEDROOM 2



A neatly presented second bedroom that has been converted into a dressing room with a large set of fitted wardrobes. The second bedroom could also be utilised as the ideal guest room or office space. With a large set of fitted wardrobes, uPVC double glazed window to the rear elevation, central light fitting, single radiator and carpeted floor.

## BATHROOM

A neatly presented house bathroom that makes excellent use of the space on offer and features a panel bath, over bath shower, inset bath

television, close coupled toilet, pedestal washbasin, tiled floor, tiled walls, uPVC double glazed window to the rear elevation, central light fitting and a stainless steel towel radiator.



## GARDENS



To the rear of the property are the beautifully presented, low-maintenance, patio and lawned gardens that create the ideal place to sit back and relax. The garden is a slightly angled "L" shape and features a rear pebbled garden that leads up to a storage shed. To the rear of the main area is a large summer house that is ideal to sit back and enjoy the garden or could be converted and utilised as a work from home office space or home gym.



### **PARKING**

The house has on street parking.



Across from the property is a large public car park that is utilised by the owners and offers a large amount of easily accessible parking.

### **GENERAL**

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing and gas central heating.

### **TO VIEW**

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

### **LOCATION**

What3words: [///catch.skips.estate](https://www.what3words.com/catch.skips.estate)

Google Plus Code: P3CM+2W3 Halifax

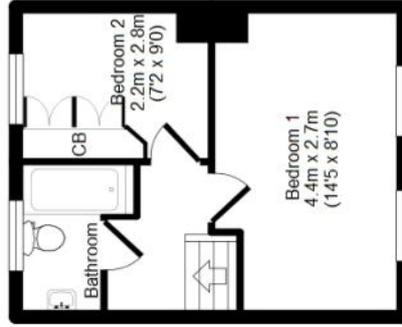
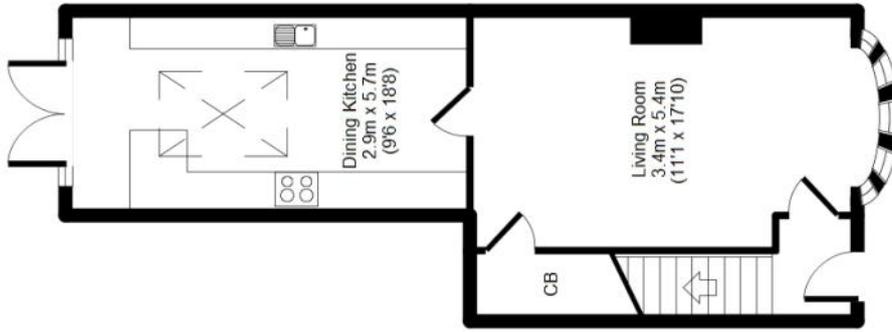
For sat nav users the postcode is: HX2 7SA

### **MORTGAGE ADVICE**

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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Ground Floor

APPROX GROSS INTERNAL FLOOR AREA: 65 sq. m / 702 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.  
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