



## “LISTER COTTAGE” 3 FREE SCHOOL LANE. HALIFAX

Situated in this highly desirable and extremely convenient residential location lies this unique four bedroomed, stone built Georgian semi detached cottage providing attractive and deceptively spacious accommodation. The property has been completely renovated to provide a delightful family home which briefly comprises of an entrance hall, lounge, modern kitchen, utility room, dining room, four bedrooms, bathroom, double glazing, gas central heating, a courtyard garden to the side of the property, and a south facing garden to the rear. The property provides extremely attractive accommodation and has a wealth of charm and character. This stone-built period residence provides excellent access to the local amenities of Savile Park and Skircoat Green, including outstanding schools, 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. Very rarely does the opportunity arise to purchase a Georgian cottage in this sought after location and as such an early appointment to view is strongly recommended to avoid disappointment.

Price Guide: 0/0 £275,000

The front entrance door opens into the

### ENTRANCE HALL

With door to under the stair's cupboard, one double radiator and a laminate wood floor. From the Entrance Hall a door opens into the

### LOUNGE 4.74m x 4.57m



With two uPVC double glazed windows to the front elevation, wall mounted TV point, one double radiator, laminate wood floor, and a uPVC double glazed side entrance door. From the Lounge a door opens to the

### INNER HALL

From the inner hall through to the

### KITCHEN 3.02m x 2.43m



Being fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless-steel single drainer sink unit, four ring gas hob with extractor above and fan assisted electric oven and grill beneath, and an Ideal combination boiler. The kitchen is tiled around the work surfaces with complimenting colour scheme to the remaining walls, a matching floor and inset spotlight fittings to the ceiling, uPVC double

glazed window to the rear elevation enjoying an attractive garden outlook, and one double radiator.

From the Kitchen a door opens into the

### DINING ROOM 4.58m x 1.98m



With one double radiator and a tiled floor. From the Dining Room a door opens to a

### DOWNSTAIRS SHOWER ROOM

With a modern white three-piece suite comprising hand wash basin with mixer tap, low flush WC and fully tiled shower cubicle with shower unit. The shower room has inset spotlight fittings to the ceiling, one double radiator and an extractor fan. From the Inner Hall through to the

### UTILITY ROOM 2.28m x 2.37m

With uPVC double glazed patio doors opening onto the south facing garden, plumbing for an automatic washing machine and power point for a tumble dryer. From the Utility Room a door opens to

### BEDROOM FOUR/STUDY 4.26m x 1.76m



With uPVC double glazed French doors opening onto the south facing garden, laminate wood floor and one double radiator. From the Entrance Hall stairs with a fitted carpet lead to the

### FIRST FLOOR LANDING

With fitted carpet. Door to linen cupboard. Door to

### STORAGE ROOM

Providing useful storage facilities. From the Landing a door opens into

### BEDROOM THREE 4.98m x 2.15m

With uPVC double glazed window to the front elevation, one double radiator and a fitted carpet. From the Landing a door opens to

### BEDROOM TWO 6.31m x 2.36m



This spacious double bedroom has a uPVC double glazed window to the side elevation, one double radiator, one TV point and a fitted carpet. From the Landing a door opens to

### BEDROOM ONE 4.90m x 3.62m



With two uPVC double glazed windows to the front elevation providing this room with a light and spacious aspect, one TV point, one double radiator and a fitted carpet. From the Landing a door opens to the

### BATHROOM

It has a modern white three-piece suite comprising pedestal wash basin, low flush VWC and a panelled bath with mixer shower tap. The bathroom is tiled around the

bath and shower with complementing colour scheme to the remaining walls, uPVC double glazed window to the front elevation, one double radiator and inset spotlight fittings to the ceiling.

### GENERAL



The property is constructed of stone and has a stone slate roof. It has the benefit of all mains services, gas, water and electricity with the added benefit of uPVC double glazing and gas central heating. The property is freehold.

### EXTERNAL



To the front of the property there is permit parking. To the side of the property there is a courtyard garden. To the rear of the property there is a large south-facing lawned garden.

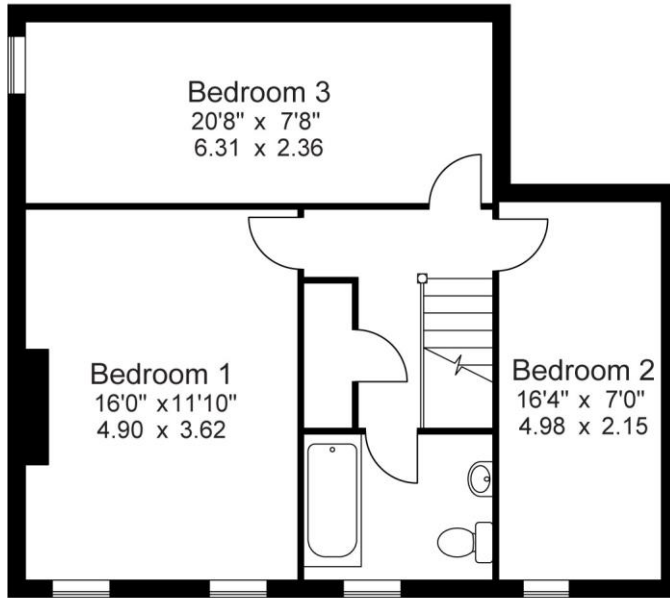
### TO VIEW

Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

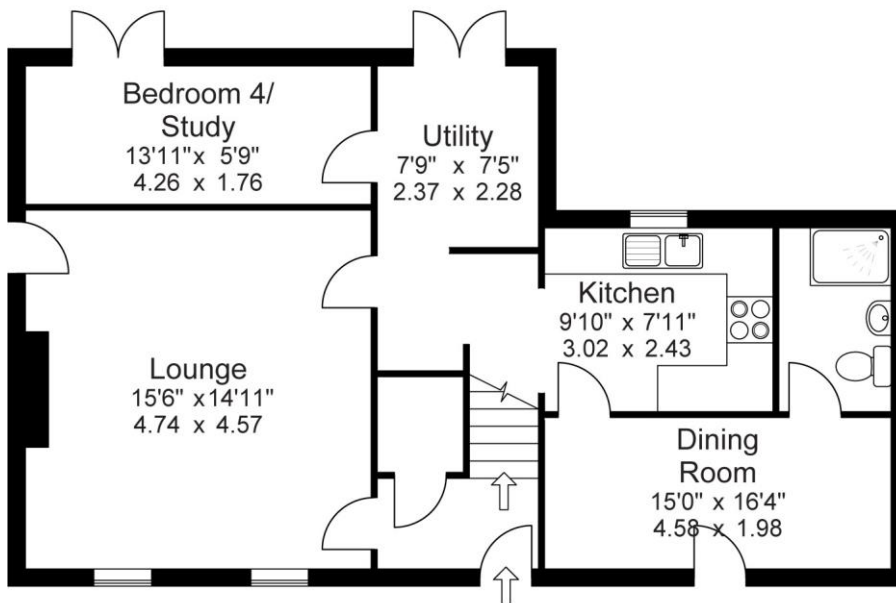
### DIRECTIONS

Sat Nav HX1 2PR

Approx Gross Floor Area = 1321 Sq. Feet  
= 122.46 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.