



“WALKER COTTAGE” FREE SCHOOL LANE, HALIFAX

Situated in this highly desirable and extremely convenient residential location lies this unique three bedroomed, stone built Georgian semi detached cottage dating from circa 1800. The cottage briefly comprises of an entrance hall, lounge, dining kitchen, basement cellar, three bedrooms, bathroom, separate toilet, double glazing, gas central heating 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 such a quality period cottage and an early appointment to view is strongly recommended to avoid disappointment.

Price Guide: 0/0 £250,000

The front entrance door opens into the

ENTRANCE HALL

With laminate wood floor and door to

LOUNGE 3.41m x 4.90m



With double-glazed windows to the front and rear elevations providing this room with its light and spacious aspect, wall mounted TV fittings, one double radiator, and a laminate wood floor.

From the Entrance Hall a door opens to the

DINING KITCHEN 4.75m x 4.08m



This spacious dining kitchen is fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless-steel single drainer sink unit with mixer tap, four ring gas hob with extractor above, fan assisted electric oven and grill beneath, and plumbing for an automatic washing machine. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls. Ideal Instinct combination boiler, mullioned windows with uPVC double glazed units to the rear elevation enjoying an attractive garden outlook, inset spotlight fittings, one double

radiator, a tiled floor, uPVC double glazed rear entrance door opens to the rear garden.

From the Entrance Hall a door opens to stairs leading down to the

BASEMENT KEEP CELLAR

Providing useful storage facilities.

From the Dining Kitchen a door opens to an

INNER HALL

With one double radiator, fitted carpet and coat hanging facilities.

From the Inner Hall stairs with fitted carpet lead to a

LANDING

With two uPVC double glazed windows to the front elevation and a fitted carpet. Two steps up and a door opens into the

DOUBLE BEDROOM ONE 4.87m x 3.46m



This spacious double bedroom has a uPVC double glazed window to the front elevation and a semicircular arched double-glazed window to the rear elevation enjoying an attractive garden outlook. One TV point, one double radiator and a fitted carpet. From the Landing a panelled door opens to

DOUBLE BEDROOM TWO 4.97m x 3.21m



With arched uPVC double glazed window to the rear elevation enjoying an attractive garden outlook, one TV point, one double radiator and a fitted carpet.

From the Landing a door opens to the

SEPARATE TOILET

With modern white two-piece suite comprising hand wash basin with mixer tap and low flush WC, and a uPVC double glazed window to the front elevation.

From the Landing a door opens to

BEDROOM THREE 2.11m x 2.35m



With uPVC double glazed window to the rear elevation, one TV point and a fitted carpet.

From the Landing a door opens to

BATHROOM



With a modern white three-piece suite comprising pedestal wash basin, low flush WC and a panelled bath with shower mixer 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, chrome heated towel rail/radiator, inset spotlight fittings to the ceiling and an extractor fan.

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 and in council tax band B.

EXTERNAL



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

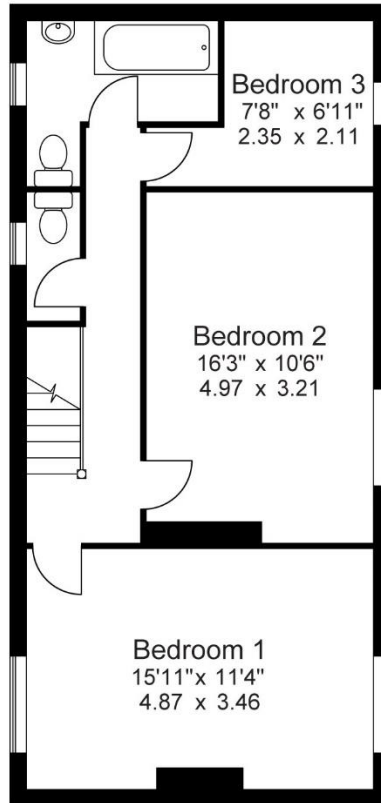
TO VIEW

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

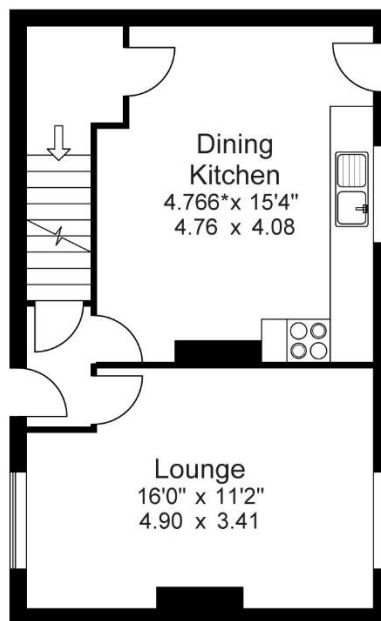
DIRECTIONS

Sat Nav HX1 2PR

Approx Gross Floor Area = 1009 Sq. Feet
= 93.53 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

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