



"FELKIRK COTTAGE"

51 WARLEY TOWN LANE, WARLEY

Situated in this highly desirable and much sought after semi-rural village location, within the heart of Warley Village, lies this delightful spacious three bedroomed terraced cottage which has a wealth of charm and character. Although the property requires cosmetic attention, which is reflected in the asking price, an internal inspection is absolutely essential to fully appreciate the accommodation provided which briefly comprises an entrance hall, downstairs cloakroom, two reception rooms, breakfast kitchen, downstairs cloakroom, three good sized bedrooms, bathroom and a large garden to the rear. The charm and character of this cottage is enhanced by the mullioned windows, beamed ceilings, and ingle nook fireplaces. The property provides excellent access to the local amenities of Warley, including an outstanding school, as well as easy access to Halifax and Sowerby Bridge 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 delightful three bedroomed cottage in this sought after location and as such an early appointment to view is essential to avoid disappointment.

Price Guide: O/A £275,000

The front entrance door opens into the

ENTRANCE HALL

With beamed ceiling. Door to

DOWNSTAIRS CLOAKROOM

With two-piece suite comprising pedestal wash basin and low flush WC, window to the side elevation, beam to ceiling, and a quarry tiled floor.

From the Entrance Hall a panelled door opens into the

DINING ROOM 3.76m x 3.66m



The charm and character of this room is enhanced by the beamed ceiling, mullioned windows to the front elevation and stone inglenook fireplace. One double radiator and a wood floor.

From the Dining Room a panelled door opens into the

SPACIOUS LOUNGE 4.67m x 4.77m



This delightful spacious room has a wealth of charm and character which again is enhanced by the beamed ceiling, stone mullioned windows to the front and rear elevations providing this room with its light and spacious aspect and incorporating a window seat. Stone inglenook fireplace with

coal effect living flame gas fire on a matching stone hearth, one double radiator and a wood floor.

From the Dining Room a door opens to the

BREAKFAST KITCHEN 5.88m x 4.20m



The kitchen is fitted with a range of wall and base units incorporating matching work surfaces with a white Belfast sink unit with mixer tap, four ring halogen hob with fan assisted electric oven and grill beneath and extractor in canopy above, plumbing for a dishwasher and an automatic washing machine. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and beams to ceiling. There is a leaded window to the side elevation and French doors opening onto the rear garden. The kitchen houses the Baxi combination boiler, has one double radiator and a wood floor. From the Dining Room stairs with fitted carpet lead to the

FIRST FLOOR LANDING

With leaded window to the rear elevation, double doors to cupboard with fitted shelves providing useful storage facilities. From the Landing a door opens to

BEDROOM ONE 4.03m x 4.76m



This spacious double bedroom has stone mullioned windows to the front elevation and leaded window to the rear elevation providing this double bedroom with its light and spacious aspect. To either side of the chimney breast there are built-in wardrobes with cupboard space above, one double radiator and a fitted carpet. From the Landing a door opens to

BEDROOM TWO 2.74m x 2.96m



With stone mullioned window to the front elevation with leaded panels, to one side of the chimney breast there are built-in wardrobes, one double radiator and a wood floor. From the Landing a panelled door opens into

BEDROOM THREE 2.79m x 2.74m

Presently used as an office, it has a stone mullioned window with leaded panels to the front elevation, one single radiator and a wood floor. From the Landing a door opens to the

BATHROOM



With white three-piece suite comprising pedestal wash basin, low flush WC and panelled bath with Mira Sport shower unit. The bathroom is tiled around the bath and shower with complementing colour scheme to the remaining walls, leaded window to the rear elevation, door to cylinder cupboard with airing shelf above, one double radiator and a fitted carpet.

GENERAL

The property is constructed of stone and has a stone slate roof, except the kitchen which has a blue slate roof. It has the benefit of all mains services, gas, water and electric with the added benefit of gas central heating. The property is freehold and is in council tax band B.

EXTERNAL



Access to the front of the property is direct from the pavement. To the rear of the property there is a large garden with flagged patio area, lawn with mature plants, trees and shrubs and a crazy paved patio area. To the side of the property there is a stone flagged path.



NB

There is an option to purchase a single garage within walking distance of the cottage with parking in front under separate negotiation.

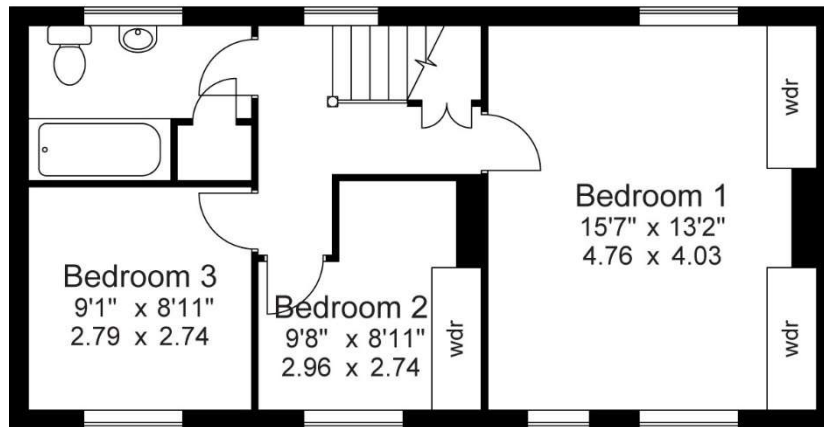
TO VIEW

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

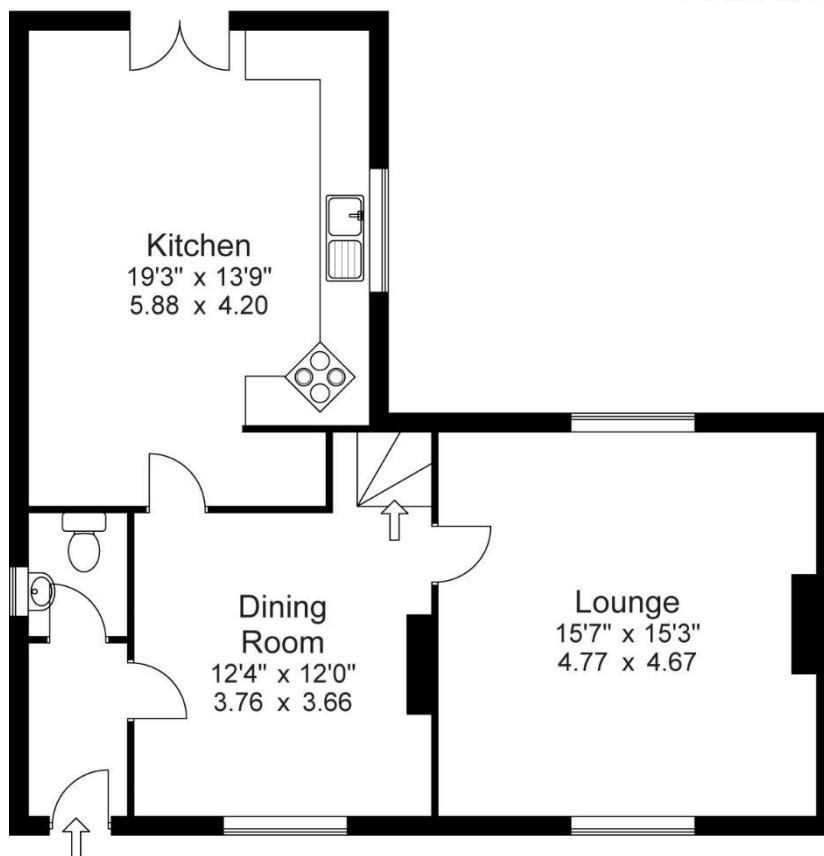
DIRECTIONS

Sat Nav HX2 7SA

Approx Gross Floor Area = 1207 Sq. Feet
= 112.2 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.