



## 42 WILLOW VIEW BAIRSTOW LANE, HALIFAX

Situated in this extremely popular and convenient residential location, lies this two bedroomed stone built through terraced residence providing accommodation which will be of special interest to the first-time buyer or young family. The property provides excellent access to Halifax and Sowerby Bridge and the trans-Pennine road and rail network linking the business centres of Manchester and Leeds. The property provides attractive accommodation which briefly comprises an entrance vestibule, lounge, kitchen, two double bedrooms, bathroom, uPVC double glazing, gas central heating and gardens, and enjoys open views to the front. The property is being offered for sale at this realistic asking price in order to encourage a prompt sale and an early appointment to view is strongly recommended in order to avoid disappointment.

Price Guide: £



The uPVC double glazed front entrance door opens into the

### ENTRANCE VESTIBULE

With coat hanging facilities. A door opens into the

### LOUNGE 4.53m x 4m



With uPVC double glazed window to the front elevation enjoying open views, single nook fireplace with log burning stove on a matching stone hearth, cornice to ceiling, one double radiator and a fitted carpet.

From the Lounge a door opens to the

### KITCHEN 4.01m x 2.12m



With fitted wall and base units incorporating matching work surfaces with a stainless steel 1 ½ bowl sink unit with mixer tap, four ring gas hob with extractor in stainless steel canopy above, electric oven and grill beneath, and plumbing for an automatic washing machine. The kitchen is tiled around the work surface with complementing colour scheme to the remaining walls, uPVC double glazed window to the rear elevation, stone flagged floor, and uPVC double glazed rear entrance door.

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

### LANDING

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

From the Landing a panelled door opens into the

### BATHROOM



With white three-piece suite comprising pedestal wash basin, low flush WC and corner panelled bath with mixer tap and shower units. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls, inset spotlight fittings to the ceiling, uPVC double glazed window to the rear elevation, and a cupboard housing the central heating boiler.

From the Landing a door opens to

### BEDROOM ONE 3.98m narrowing to 2.32m x 3.75m narrowing to 2.54m



With uPVC double glazed window to the front elevation enjoying attractive open views, cast iron fireplace to the chimney breast, one double radiator and a fitted carpet.

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

### ATTIC BEDROOM TWO 4.29m x 4.01m



This spacious double bedroom has a Velux double glazed skylight window, beams to ceiling, one double radiator and a fitted carpet. Curtains open to further storage areas and door opens to under the eave's storage.

### GENERAL

The property is constructed of stone and surmounted with a blue slate roof. It has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The property is freehold and in council tax band A.

### EXTENAL



To the front of the property there is a small walled garden with flagged patio and path leading to the front entrance door. To the rear of the property there is a flagged yard.



### TO VIEW

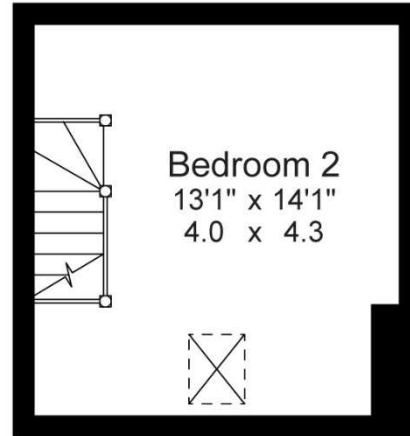
Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

### DIRECTIONS

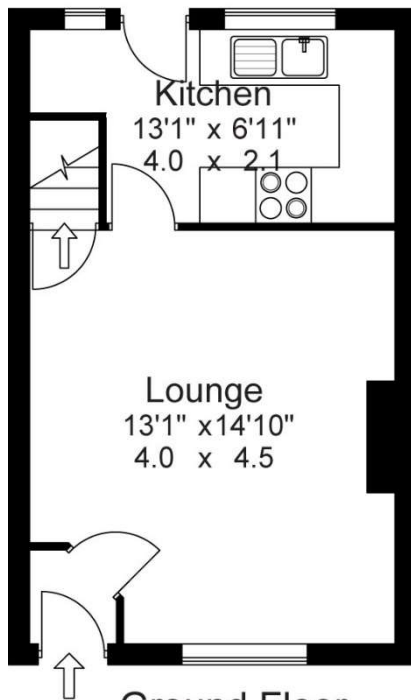
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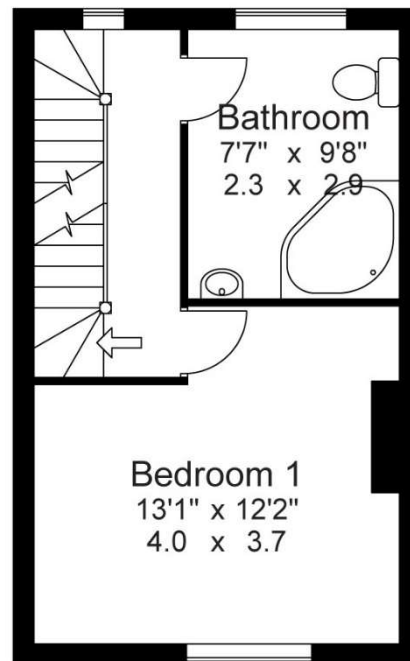
Approx Gross Floor Area = 762 Sq. Feet  
= 70.8 Sq. Metres



Second Floor



Ground Floor



First Floor

For illustrative purposes only. Not to scale.