



## HOLME DENE EDGEHOLME LANE, WARLEY

Situated in this highly desirable and much sought after semi-rural location, within the heart of Warley village, lies this stone built detached residence providing spacious family accommodation. From its slightly elevated and commanding position, this south facing residence enjoys breathtaking panoramic far-reaching views over the Calder valley and the surrounding countryside. The property provides attractive and spacious accommodation which briefly comprises an entrance hall, lounge, fitted kitchen, three double bedrooms, study, dressing room, bathroom, gardens, garage, uPVC double glazing and gas central heating. The property provides easy access to Halifax town centre and Sowerby Bridge as well as excellent access to the trans-Pennine road and rail network linking the business centres of Manchester and Leeds. Very rarely does the opportunity arise to purchase a detached residence in this highly desirable location and as such an early appointment to view is essential to avoid disappointment.

Price Guide: 0/0 £425,000

The uPVC double glazed front entrance door opens into the

### ENTRANCE HALL

With cornice to ceiling, two radiators, and a fitted carpet. From the Entrance Hall a door opens into the

### LOUNGE 4,27m x 3.65m



With uPVC double glazed windows to the front elevation enjoying superb panoramic views, feature fireplace incorporating marble inset and hearth with a coal effect living flame gas fire, cornice to ceiling, one single radiator, one TV point and a fitted carpet. From the Entrance Hall a panelled door opens into the

### KITCHEN 4.26m x 2.28m



Being fitted with a range of 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 pull-out canopy above, fan assisted electric oven and grill beneath, integrated dishwasher, integrated microwave, integrated fridge, and an integrated freezer. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and a uPVC double glazed window to the rear elevation enjoying

an attractive rural view, one single radiator, rear entrance door.

From the Kitchen a door opens to the

### BOILER ROOM

With plumbing for an automatic washing machine and housing the central heating boiler, cylinder and airing shelves. From the Entrance Hall a door opens to the

### DINING ROOM/BEDROOM THREE 3.64m x 3.64m



With uPVC double glazed windows to the front elevation enjoying superb panoramic views, one single radiator and a fitted carpet. From the Entrance Hall a door opens to the

### BATHROOM

With five-piece suite in Champagne shade comprising pedestal wash basin, low flush W/C, bidet, fully tiled shower cubicle with Mira shower unit and a sunken bath with mixer tap. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls and a pine panelled ceiling, two uPVC double glazed windows to the rear elevation, one single radiator and a fitted carpet. From the Entrance Hall a door opens to

### SITTING ROOM/BEDROOM TWO 5.22m x 3.65m



With a double-glazed sliding patio door opening onto a south facing glazed and steel balcony enjoying far reaching panoramic views of the Calder valley and surrounding areas. Further large picture window to the side elevation also enjoying attractive views and providing this room with a light and spacious aspect. Cornice to ceiling, one TV point, two single radiators and a fitted carpet. From this room a door opens into the

#### STUDY/DRESSING ROOM 2.43m x 3.06m



With uPVC double glazed window to the rear elevation, one single radiator, one telephone point and a fitted carpet. From the Entrance Hall an open staircase with uPVC double glazed window to the rear elevation leads to a Half Landing with steps down to

#### LANDING

With coat hanging facilities, one single radiator and a fitted carpet. From the Landing a door opens to

#### BEDROOM ONE 5.20m x 3.64m max



This spacious double bedroom has uPVC double glazed windows to the front and side elevations providing a light and spacious aspect. One single radiator and a fitted carpet. From the Bedroom a door opens into the

#### DRESSING ROOM 2.96m x 2.34m

With one single radiator and a fitted carpet.

#### 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 E.

#### EXTERNAL



To the front of the property there is a drive leading to a detached garage, a rockery garden, a south facing flagged patio garden stairs and path leading to the front entrance door. To one side of the property there is a terraced garden with mature plants and shrubs and a greenhouse with steps leading to the rear of the property. To the rear there is a flagged path with two garden sheds and shrubs. To the remaining side of the property there is a tarmacked area.



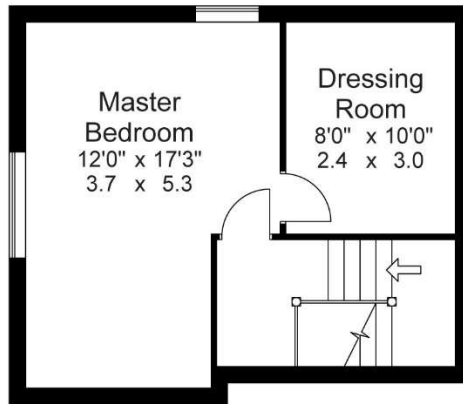
#### TO VIEW

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

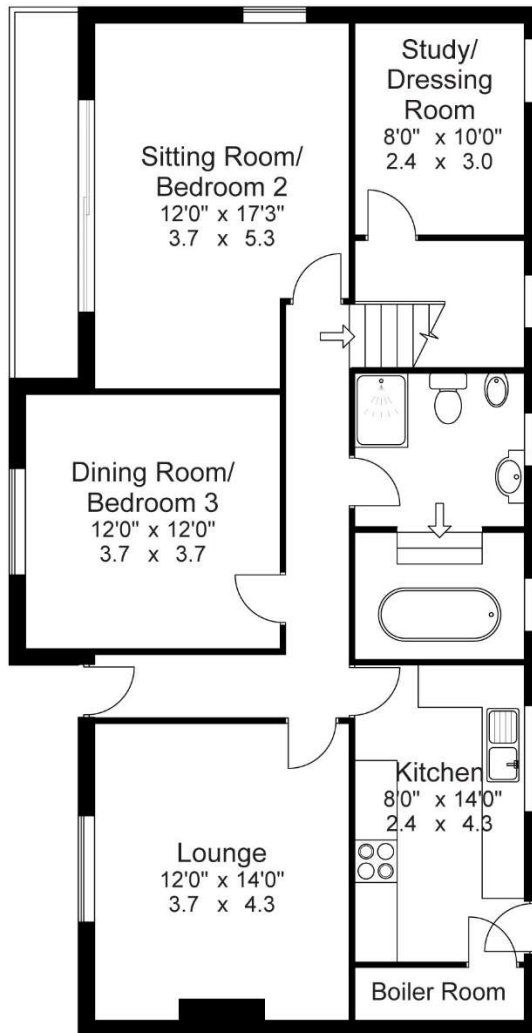
#### DIRECTIONS

Sat Nav HX2 7RW

Approx Gross Floor Area = 1328 Sq. Feet  
= 123.4 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

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