



5 Mount Pleasant, Southowram, Halifax, HX3 9RR

Offers Over £240,000

- : Popular & Convenient Location
- : Spacious Lounge
- : 3 Good Sized bedrooms
- : Off Road Parking
- : Realistically Priced
- : Attractive Accommodation
- : Modern Fully Fitted Dining Kitchen
- : Modern Bathroom
- : Garden To The Rear
- : Viewing Essential

5 Mount Pleasant, Halifax HX3 9RR

Nestled in the charming area of Mount Pleasant, Southowram, Halifax, this delightful cottage offers a perfect blend of character and comfort. Just step inside this delightful property and you cannot fail to be impressed by the accommodation provided which briefly comprises an entrance hall, spacious lounge, modern fully fitted dining kitchen, cellar, three good sized bedrooms, bathroom, garden to the rear, off road parking to the front, uPVC double glazing and gas central heating.

Situated in a picturesque location, this property benefits from the tranquility of rural living while still being within easy reach of local amenities and transport links. Southowram is known for its friendly community and beautiful surroundings, making it an excellent choice for those looking to settle in a serene environment.

This cottage is not just a house; it is a place where memories can be made. Whether you are a first-time buyer or looking to downsize, this property presents a wonderful opportunity to embrace a charming lifestyle in a sought-after location. Do not miss the chance to make this lovely cottage your new home.



Council Tax Band: B



ENTRANCE HALL

One radiator with cover, and a fitted carpet.

From the Entrance Hall a glass panelled door opens into the

DINING KITCHEN

15'5" x 15'2"

Being fully fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless steel sink unit with mixer tap, four ring gas hob with extractor in stainless steel canopy above and stainless steel electric oven and grill beneath, integrated dishwasher, centre island with matching work surface and integrated fridge and freezer. This attractive dining kitchen, is tiled around the work surfaces with complementing colour scheme to the remaining walls and a matching floor. The charm and character of this room is enhanced by the beamed ceiling, uPVC double glazed window to the rear elevation overlooking the private rear garden, inset spotlight fittings to the ceiling, one single radiator and a uPVC double glazed rear entrance door.

From the Dining Kitchen a doorway leads through to the

LOUNGE

14'3" x 14'2"

With feature fireplace with marble inset and hearth incorporating coal effect living flame gas fire, uPVC double glazed window to the front elevation with Colonial style window blind, cornice to ceiling, one telephone point, one double radiator and a fitted carpet.

From the Dining Kitchen a door opens to the cellar head with steps down to the

KEEP CELLAR

From the Dining Kitchen a staircase with fitted carpet leads to the

FIRST FLOOR LANDING

With access to the loft. From the Landing a door opens to

BEDROOM THREE

6'9" x 11'5"

With uPVC double glazed window to the front elevation with Colonial style window blind, one single radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM ONE

14'3" x 11'7" into wardrobes

This double bedroom has a uPVC double glazed window to the front elevation with Colonial style window blind, sliding mirrored doors opening to wardrobe facilities, one single radiator and a fitted carpet.

From the Landing a door opens to

BEDROOM TWO

11'1" x 15'3"

This second double bedroom has a uPVC double glazed window to the rear elevation overlooking the rear garden, fitted wardrobes and cupboards to two walls. To one side of the chimney breast there is a built-in cupboard housing the Ideal Logik combination boiler, one single radiator and a fitted carpet.

From the Landing a door opens to the

BATHROOM

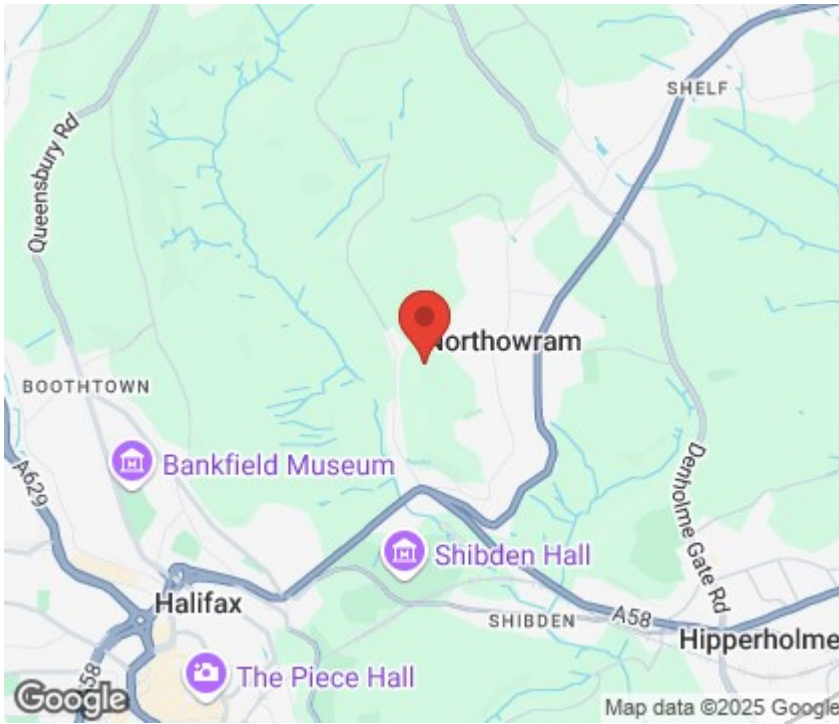
With modern white three piece suite comprising hand wash basin in vanity unit with mixer tap, low flush W/C and a panelled bath with mixer shower tap, the bathroom is fully tiled including the floor and has a uPVC double glazed window to the rear elevation, inset spotlight fittings and a chrome heated towel rail/radiator.

GENERAL

The property is constructed of stone and 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 is in council tax band B

EXTERNAL

To the front of the property there is off road parking for two vehicles. To the rear of the property there is a private enclosed garden with an artificial turf lawn and a raised patio area.



Directions

SAT NAV HX3 9RR

Viewings

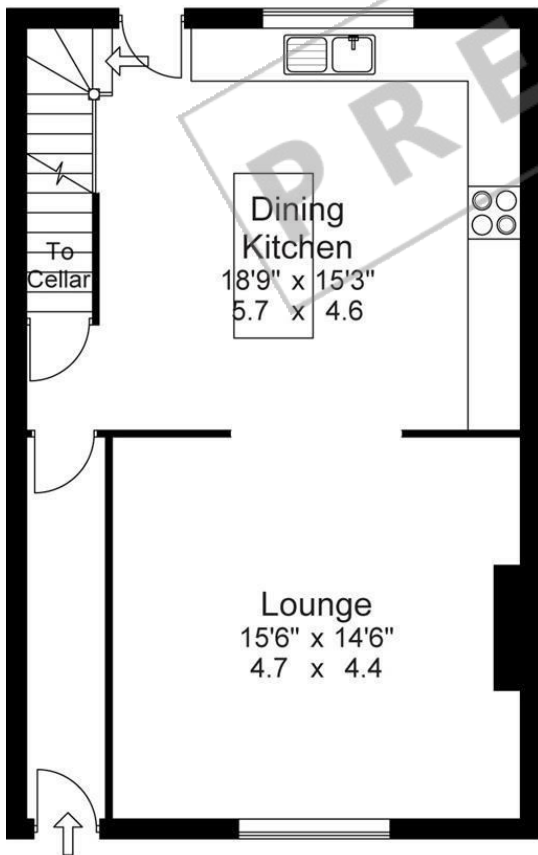
Viewings by arrangement only. Call 01422 349222 to make an appointment.

EPC Rating:

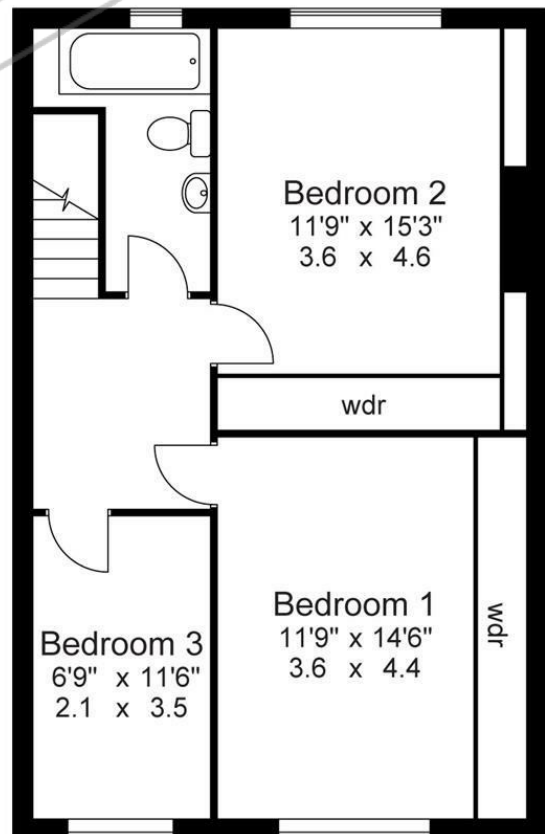
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Approx Gross Floor Area = 1125 Sq. Feet
= 104.5 Sq. Metres



Ground Floor



First Floor

For illustrative purposes only. Not to scale.