



44 WARLEY TOWN LANE WARLEY

Situated in this highly desirable and much sought after residential location, within the heart of Warley village, lies this two bedroomed stone built cottage property providing attractive unfurnished accommodation. The property briefly comprises an entrance hall, lounge, kitchen, two bedrooms, bathroom, uPVC double glazing and gas central heating and garden. The property provides excellent access to the local amenities of Warley as well as easy access to Halifax town centre and the M62 motorway network. Very rarely does the opportunity arise to rent a property in this sought after location and therefore an early appointment to view is strongly recommended.

Price Guide: £750PCM

The uPVC double glazed front entrance door opens into the

ENTRANCE HALL

With wood floor, one double radiator.

From the Entrance Hall a door opens into the

LOUNGE 3.11m extending to 3.80m x 5.42m



With uPVC double glazed window to the front elevation, one double radiator, one TV point, one telephone point, laminate wood floor, door to under the stairs cupboard providing useful storage facilities.

From the Lounge double doors open into the

MODERN FULLY FITTED KITCHEN 3.53m x 2.11m



This modern fully fitted kitchen has a range of wall and base units and larger cupboards incorporating matching work surfaces with a stainless steel single drainer sink unit with mixer tap, four ring halogen hob with extractor in stainless steel canopy above with matching splash back and fan assisted electric oven and grill beneath, plumbing for an automatic washing machine. The kitchen has matching splash backs with complementing colour scheme to the remaining walls, one double radiator and a laminate wood floor. There are uPVC double glazed French doors opening onto the rear garden.

From the Entrance Hall stairs with fitted carpet lead to the

FIRST FLOOR LANDING

With fitted carpet. From the Landing a door opens into

BEDROOM ONE 2.96m x 4.17m



With two uPVC double glazed windows to the front elevation, one double radiator and a fitted carpet.

From the Landing a door opens into

BEDROOM TWO 1.56m x 2.37m



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

From the Landing a folding door opens into the

BATHROOM



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

GENERAL

The property is constructed of stone with a stone 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.

EXTERNAL



To the rear of the property there is a garden incorporating a flagged patio area with mature shrubs and plants.

TO VIEW

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

DIRECTIONS

