



1 Withinfields, Southowram, Halifax, HX3 9QJ

Offers In Excess Of £150,000

- : Popular & Convenient Location
- : Requires Modernising
- : Easy Access to Halifax Town Centre
- : Stone Built
- : Realistically Priced
- : Period Cottage
- : Superb Potential
- : Easy Access to M62
- : Garden
- : Viewing Essential



# 1 Withinfields, Halifax HX3 9QJ

Situated in this popular and convenient semi rural location lies this stone built cottage providing deceptively spacious accommodation. Although the property requires renovating, which is reflected in the asking price it does have the benefit of uPVC double glazing and gas central heating. The property briefly comprises a Lounge, dining Kitchen, 3 bedrooms, bathroom, and a garden. Very rarely does an opportunity arise to purchase a 3 bedroomed spacious cottage in this sought after location and as such an early inspection to view is strongly recommended to fully appreciate the potential this property provides.



Council Tax Band: C



#### DINING KITCHEN

16'11" x 12'11"

A Rear entrance door opens into the dining Kitchen which is fitted with a range of wall and base units incorporating matching work surfaces. uPVC Double glazed window to the front and rear elevations.

#### UTILITY ROOM/BOILER ROOM

With fitted units and work surfaces with plumbing for washing machine, store cupboard housing the central heating boiler and electric meter, and a tiled floor.

From the Dining Kitchen door opens to the

#### ENTRANCE HALL

Front entrance door and a laminate wood floor, Stairs lead to first floor accommodation

#### LIVING ROOM

16'11" x 12'11"

This spacious Living Room has a uPVC double glazed windows to the front and rear elevations, tiled fireplace, one TV point, double radiator, uPVC double glazed window to the front elevation and a fitted carpet.

From the Lounge a door to steps leading down to the

#### CELLAR

Keep cellar providing useful storage facilities.

From the Entrance Hall stairs lead to the

#### FIRST FLOOR LANDING

with double radiator, uPVC double glazed window to the front elevation. From the first floor landing door to

#### BEDROOM THREE

10'2" x 6'0"

With uPVC double glazed window, access to loft, fitted carpet and one single radiator.

From the Landing a door opens to

#### BEDROOM ONE

13'4" x 10'5"

This double bedroom has a uPVC double glazed window to the front elevation, cornice to ceiling, one double radiator and fitted carpet.

From the Landing a door opens into the

#### BATHROOM

With three piece suite comprising pedestal wash basin, low flush WC and panelled bath with shower. The bathroom is partially tiled with complimentary colour scheme to the remaining walls, uPVC double glazed window to the rear elevation, and one radiator.

From the Landing a door opens to

#### BEDROOM TWO

11'7" x 9'10"

With uPVC double glazed window, loft access, and a fitted carpet.

#### EXTERNAL

The property has a garden with a lawned area to the front of the property.

#### GENERAL

The property is constructed of stone and has the benefit of all mains services of gas, water, and electric. The property is Freehold and is in Council Tax Band C





### Directions

SAT NAV HX3 9QJ

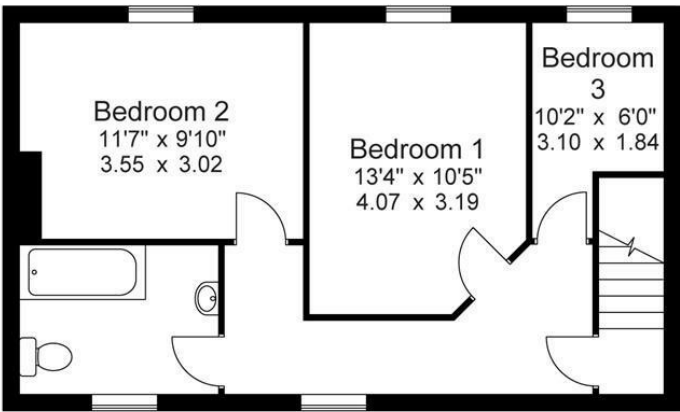
### Viewings

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

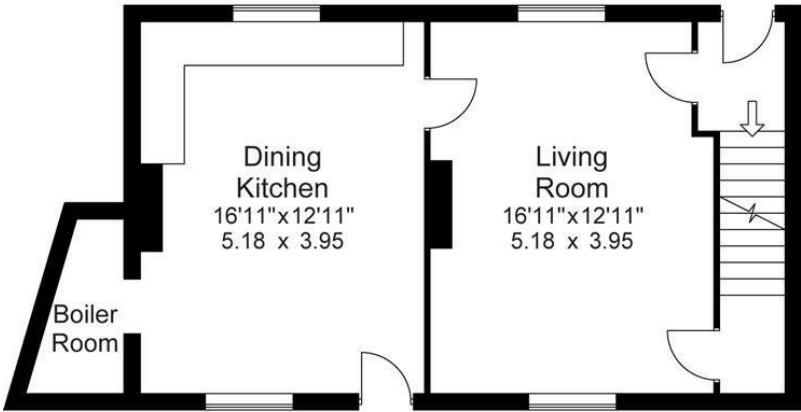
### EPC Rating:

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

Approx Gross Floor Area = 1024 Sq. Feet  
= 95.2 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.