



**EAST LEA
PINNAR LANE
SOUTHOWRAM
HALIFAX**

Are you looking for more space? Something you can move straight into? Would you like your dream kitchen? How about a master bedroom suite? All this and more awaits at East Lea, a traditional stone built terraced family home which has undergone significant improvement over the years and which now provides such a lovely home. The kitchen is an extension at the rear, and is one of the best features of the whole house. It's been fitted with a range of two tone high gloss units with integrated appliances and it really is something to behold. The two reception rooms don't disappoint, either, offering plenty of space with some character thrown in for good measure. Upstairs there are two double bedrooms and a house bathroom, and then up again into the converted loft space. There is no building regulations sign off for the top floor, but what a fabulous top floor it is. The bedroom up there is absolutely where we would want to be, and the en-suite rounds things off beautifully. Outside the house has a garden at the front and decking area at the rear, whilst a car parking space and a garage are provided.

(The garage is on rented land at £25 pa.)

£185,000

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KITCHEN

4.55 x 3.12 narrowing to 2.05 (14'11" x 10'3" narrowing to 6'9")

A beautiful kitchen which has been fitted with an extensive range of two tone high gloss base and wall units with drawers and complementing work surfaces to tiled surrounds, and with lighted display cupboards and feature spotlighting to the kickboards. Integrated appliances include a five ring gas hob to canopy hood, a high level oven, a microwave, a fridge freezer and a dishwasher.



DINING ROOM

4.22 x 3.10 extending to 3.40 (13'10" x 10'2" extending to 11'2")

Separated from the kitchen by a square archway, and fitted with a feature pebbled electric fire.



LOUNGE

4.40 x 3.79 plus bay (14'5" x 12'5" plus bay)

A feature wood fire surround with marble inset and hearth houses a coal effect gas fire. There is a lovely, wood effect floor finish and ceiling coving. The large square bay windows provides plenty of light and space, and there is a small lobby leading to the dining room, with an understairs storage cupboard.



FIRST FLOOR LANDING

A nice galleried landing.



BEDROOM ONE

4.23 x 2.50 (13'11" x 8'2")

A good sized double room.



BEDROOM TWO

3.81 x 2.50 (12'6" x 8'2")

A second double room on this floor.



BATHROOM

Fitted with a three piece white suite consisting of low level WC, wash basin and bath with mixer tap to shower attachment to part tiled walls. There is a useful towel cupboard, too.



OCCASIONAL BEDROOM THREE

3.80 x 3.43 (12'6" x 11'3")

With bags of character including the chimney breast with lighted alcoves and a galleried and spindled staircase, along with a nice range of fitted wardrobes and dual aspect velux windows.



SHOWER ROOM

Fitted with a three piece white suite consisting of low level WC, wash basin and shower enclosure to fully tiled walls and with a useful heated towel rail.



OUTSIDE

There is a small garden with conifer screen to the front whilst to the rear is a nice raised area of decking, ideal for sitting out with a glass or cup of your favourite beverage. The property has a car parking space and also has a detached garage on land rented from a neighbour at £25 each year.

ADDITIONAL INFORMATION

Tenure: Freehold.
Calderdale Council.
Council Tax Band:

DIRECTIONS

Leave Halifax Centre via the A58 towards Leeds and after a short distance bear right at the traffic lights into Beacon Hill Road. Proceed up into Bank Top and follow this road for approximately half a mile where it becomes Law Lane. Travel to the end of Law Lane, past the shops, and at the junction turn right and immediately right into Pinnar Lane. East Lea is set up on the left hand side. Postcode: HX3 9QT.

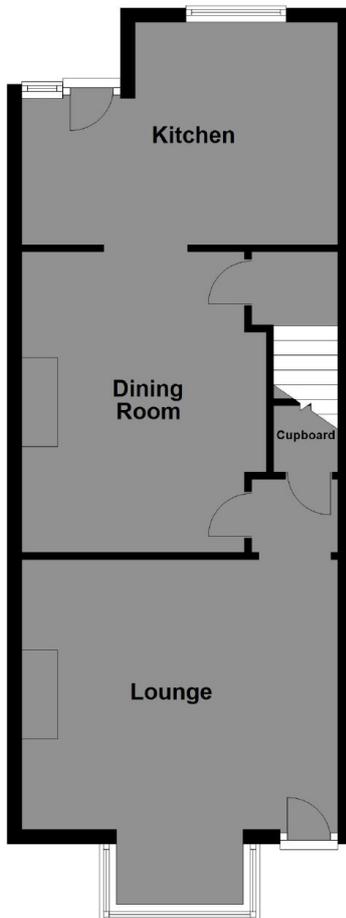
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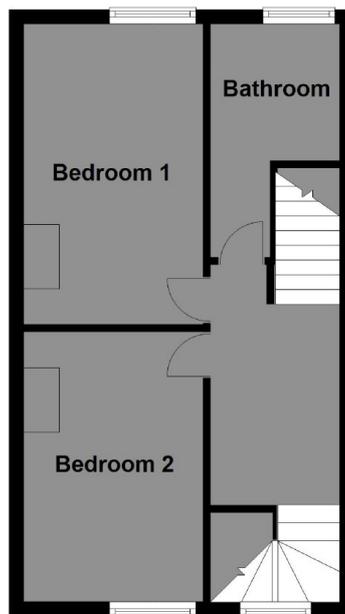
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		80
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

EAST LEA, PINNAR LANE, SOUTHOWRAM, HALIFAX, HX3 9QT

Ground Floor



First Floor



Second Floor



Floor plans are indicative and are not drawn to scale.
Plan produced using PlanUp.