



**4 WARLEY GROVE
HIGHROAD WELL
HALIFAX
HX2 0AE**

First time buyers looking for a home you can grow into? Landlord seeking a great addition to your rental portfolio? This traditional stone built terraced home offers highly deceptive accommodation, with two large bedrooms which, with a little planning, could be divided to create four bedrooms. Building regulations and a couple of new windows would be required, of course, but this could be a home you can alter as your family grows. It's in a great spot, just next to the post office at Highroad Well, with walks and views on the doorstep. The house is nicely fitted, too, with gas central heating and uPVC double glazing, whilst the kitchen is well stocked with integrated appliances. The rear yard provides a lovely place to sit out, and we'd encourage you to take a look towards the bottom of the street and take in the far reaching views. Ready to move into, this is one not to be missed.

PRICE GUIDE £90,000

CELLAR

A useful storage cellar.

LOUNGE

4.35 x 4.25 (14'3" x 13'11")

A nice sized living room which has a lovely fireplace with tiled inset and hearth, housing a living flame gas fire.



KITCHEN

3.34 x 2.06 (10'11" x 6'9")

Fitted with a range of base and wall units with matching drawers and complementing work surfaces to tiled surrounds, incorporating a stainless steel sink unit with mixer tap and integrated appliances of a four burner gas hob with chrome canopy, electric oven, washing machine and fridge.



FIRST FLOOR LANDING

BEDROOM ONE

4.26 x 3.88 narrowing to 2.90 (14'0" x 12'9" narrowing to 9'6")

A good sized room which could possibly be divided in two. There is plenty of space for bedroom furniture.



BATHROOM

2.67 x 2.62 (8'9" x 8'7")

A large family bathroom with a four piece white suite consisting of low level WC, wash basin, panelled bath and corner shower enclosure to fully tiled walls and with a chrome heated towel rail.



BEDROOM TWO

6.59 x 4.27 (21'7" x 14'0")

A large attic bedroom, another one that would divide, with a nice sloping ceiling and exposed beams.



OUTSIDE

The property has a small yard at the rear, and to the bottom of Warley Grove is a fabulous far reaching view.



ADDITIONAL INFORMATION

Tenure: Freehold.
Calderdale Council.
Council Tax Band: A.

DIRECTIONS

Leave Halifax centre via King Cross Street and proceed up to King Cross. At the traffic lights stay in the right hand lane (Burnley Road A646) and continue to the next set of traffic lights before turning right into Warley Road. Follow the road to the top and turn left into Highroad Well. Immediately after the post office turn left into Warley Grove. Postcode: HX2 0AE.

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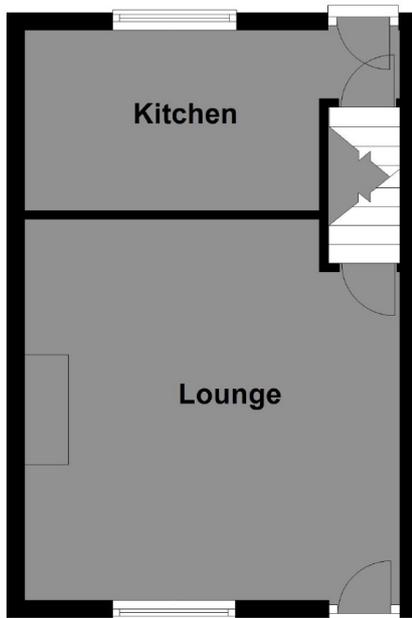
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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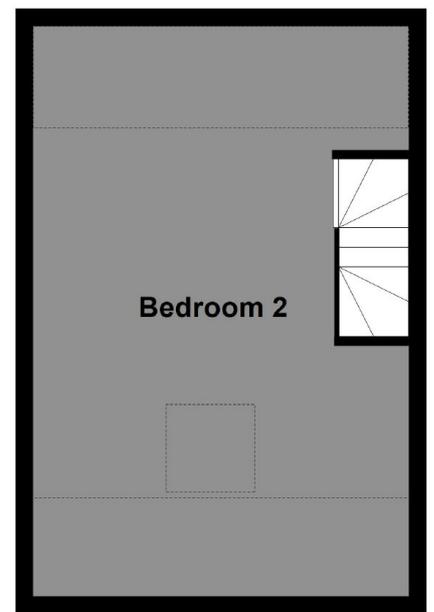
Ground Floor



First Floor



Second Floor



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