



'THE MANSE' EDGEHOLME LANE WARLEY

Situated in one of Calderdale's premier semi-rural locations, within the heart of the village of Warley, lies this substantial Victorian four bedroomed stone built detached residence providing spacious family accommodation. Originally the manse to the local church this substantial south facing property briefly comprises of an entrance hall, three reception rooms, downstairs cloakroom, dining kitchen, cellar, four double bedrooms, bathroom, gardens and a paddock. The property is set in approximately one acre of gardens and enjoys panoramic views from its south facing position. The property provides excellent access to the local amenities of Warley, including an outstanding school, as well as easy access to Halifax town centre and the trans-Pennine road and rail network linking the business centres of Manchester and Leeds. Although the property requires modernising, which is reflected in the asking price, it does have the benefit of uPVC double glazing and gas central heating. Very rarely does the opportunity arise to purchase such a quality family home in this sought-after village location and as such an early appointment to view in order to avoid disappointment is essential.

Price Guide: O/O £650,000

Covered front entrance porch with glass panelled front entrance door opens to

SPACIOUS ENTRANCE HALL

With cornice to ceiling, two radiators and one telephone point.

From the Entrance Hall a panelled door opens into the

LOUNGE 4.58m x 4.56m



With uPVC double glazed windows to the front and side elevations enjoying attractive rural views and providing this room with its light and spacious aspect. Feature fireplace to the chimney breast with Cannon gas fire on a matching hearth. Cornice to ceiling, one radiator, one TV point, and one telephone point.

From the Entrance Hall a panelled door opens into the

DINING ROOM 4.60m x 4.59m



With uPVC double glazed windows to the front and side elevations providing this room with its light and spacious aspect and enjoying attractive rural views. A central feature of this room is the fireplace to the chimney breast, cornice to ceiling, one radiator and a fitted carpet.

From the Entrance Hall a panelled door opens into the

DINING KITCHEN 4.59m x 4.59m



With fitted wall and base units incorporating matching work surfaces with a stainless steel sink unit with mixer tap, with cupboards and drawers beneath, four ring halogen hob, fan assisted oven and grill and plumbing for an automatic washing machine. The central feature of the kitchen is the ingle nook fireplace with a gas fire. Beams to ceiling and fitted cupboards to one side of the chimney breast, uPVC double glazed windows to the rear and side elevations and a rear door, presently blocked up, which opens to the rear porch.

From the Entrance Hall a panelled door opens to the

UTILITY/BOOT ROOM 4.62m x 4.60m

With uPVC double glazed window to the side elevation, white enamel sink unit gas central heating boiler to the chimney breast with built-in cupboards to one side, and a rear entrance door, From the utility room a door opens to a

DOWNSTAIRS CLOAKROOM

With low flush WC and hand wash basin.

From the Entrance Hall a door opens to cellar head with steps down to the

VAULTED KEEP CELLAR

From the Entrance Hall a period staircase leads to the

HALF LANDING

With leaded and stained-glass window to the rear elevation, steps continue to the

GALLERIED LANDING

From the Landing a door opens into

BEDROOM THREE 4.59m x 4.56m

With uPVC double glazed windows to the rear and side elevations enjoying rural views, one radiator and a fitted carpet.

From the Landing a door opens into

BEDROOM ONE 4.60m x 4.62m



With uPVC double glazed windows to the front and side elevations enjoying superb panoramic views and providing this room with its light and spacious aspect. Fitted bedroom furniture to two walls incorporating wardrobes, drawers and a dressing table, one radiator and a fitted carpet.

From the Landing a door opens to the

BATHROOM

With three-piece suite in champagne shade comprising pedestal wash basin, low flush W/C and panelled bath. The bathroom is tiled around the suite with complementing colour scheme to the remaining walls, uPVC double glazed window to the front elevation and a cupboard housing the lagged water cylinder, heated towel rail.

From the Landing a door opens into

BEDROOM TWO 4.63m x 4.57m



With uPVC double glazed window to the front elevation enjoying superb panoramic views, tiled fireplace to the chimney breast with gas fire point, one radiator.

From the Landing a door opens into

BEDROOM FOUR 4.59m x 4.62m

This fourth double bedroom has a uPVC double glazed window to the side elevation enjoying panoramic views, built-in wardrobe to the side of the chimney breast one radiator and a fitted carpet. Access to loft.

GENERAL

The property is constructed of stone and has 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 oil fired central heating.



EXTERNAL



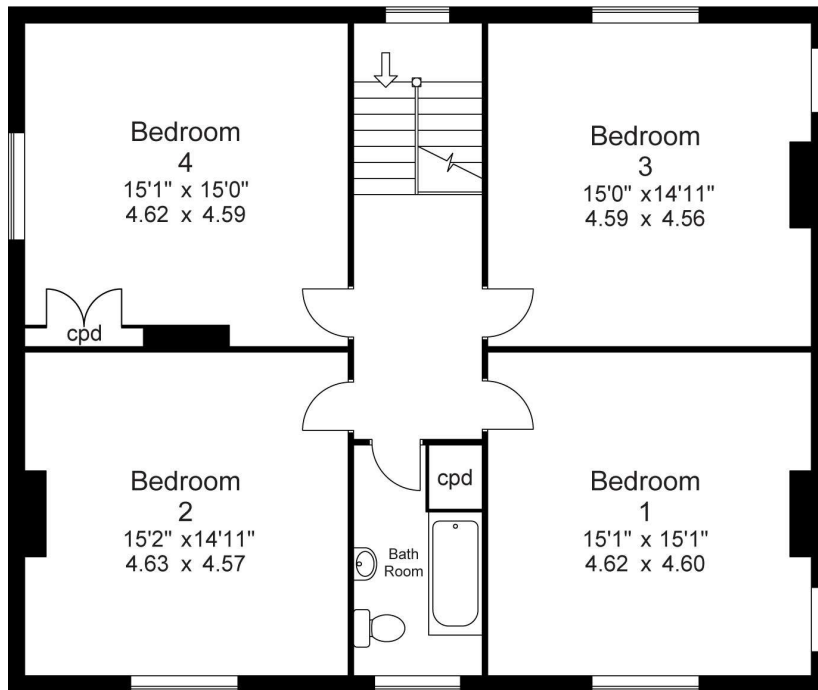
The property is set in approximately one acre of gardens and paddock with a gravelled drive to the front leading to a covered car port and shed. There is a lawned garden to the front with a larger paddock to the other side of the drive with mature trees and shrubs. To the side of the property there is an enclosed garden with a lawn, flower and shrub borders, and a greenhouse.



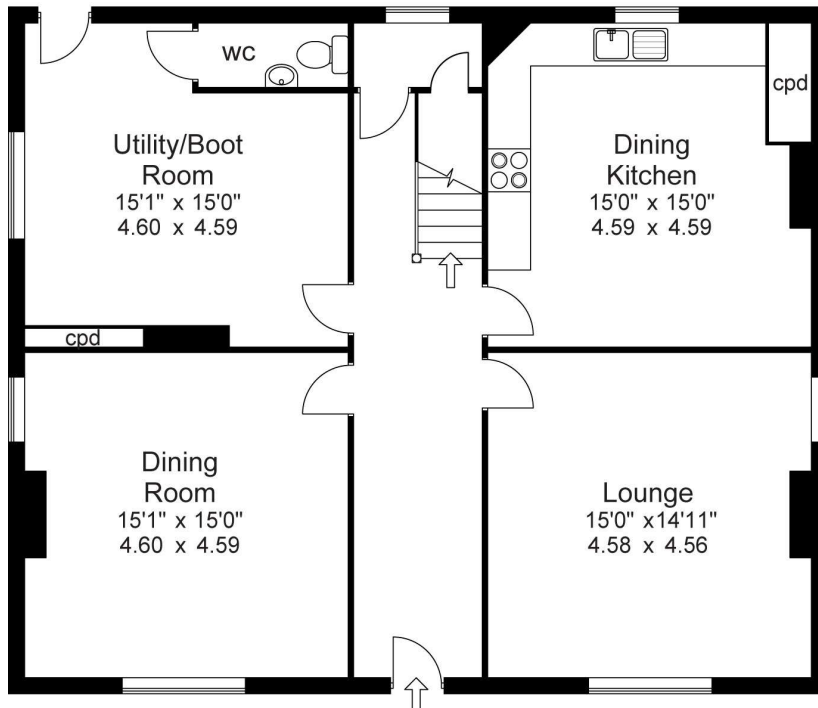
TO VIEW

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

Approx Gross Floor Area = 2233 Sq. Feet
= 207.00 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

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