



## “MICKLEMOSS HOUSE” 4 UPPER CLIFFE WARLEY, HALIFAX

Situated in the picturesque village of Warley lies this stone built, south facing character residence providing attractive accommodation on three floors and enjoying superb panoramic views from its slightly elevated and commanding position. This unique 2/3 bedroomed property briefly comprises Entrance Vestibule; 2 Reception Rooms; Downstairs Shower Room; Kitchen; Downstairs Bedroom / Dining Room; 2 Further Double Bedrooms with en suite facilities; Garden; and Garage. Although situated in this delightful rural location the property still provides excellent access to Halifax & Sowerby Bridge and the Trans Pennine Road and Rail Network linking the business centres of Manchester & Leeds. Very rarely does an opportunity arise to purchase such a unique property in this highly desirable location and as such an early appointment to view is strongly recommended.

Price Guide: 0/0 £300,000



A uPVC double glazed stable-style front entrance door with leaded and stained-glass panels opens into the

### ENTRANCE VESTIBULE

With period mosaic tiled floor.

From the Entrance Vestibule a panelled door opens into the

### SITTING ROOM 3.81m x 3.52m



With lead lattice uPVC double glazed window to the front elevation, feature Adam's style fireplace to chimney breast incorporating marble inset and coal effect living flame gas fire on a matching hearth, cornice to ceiling with matching dado rail, one double radiator, one TV point and a fitted carpet.

From the Entrance Vestibule a door opens into the

### LOUNGE 4.65m x 4.16m



With leaded uPVC double glazed French doors opening onto the front garden and enjoying superb panoramic views, feature inglenook fireplace with a gas fire on a matching hearth. To one side of the fireplace there is window looking to the dining room/ Bedroom 3, cornice to ceiling with matching dado rail, one TV point, one double radiator and a fitted carpet.

From the Lounge a panelled door opens to the

### REAR HALL

With built-in cupboards providing excellent storage facilities, uPVC double glazed rear entrance door with uPVC double glazed windows to the rear elevation. Door to

### DOWNSTAIRS SHOWERROOM

With a newly installed modern three-piece suite comprising pedestal wash basin, low flush W/C and fully tiled shower cubicle with overhead and hand held shower units.

From the Rear Entrance Hall, a glass panelled door opens into the

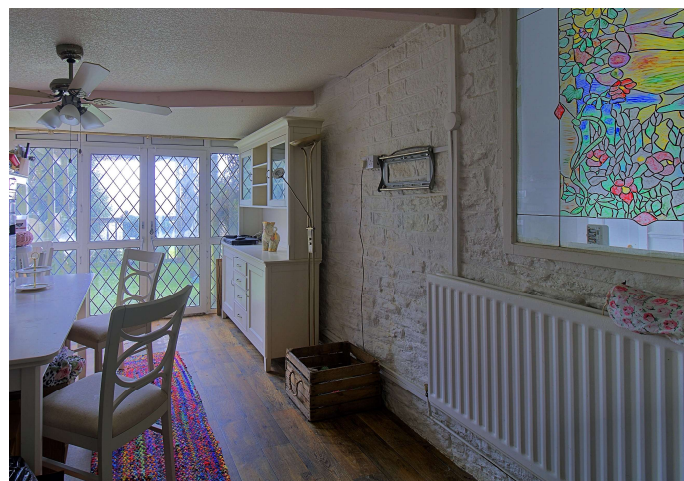
### KITCHEN 3.06m x 2.19m



This recently installed kitchen is fitted with a range of modern wall and base units incorporating matching work surfaces with a single drainer sink unit with mixer tap, four ring halogen hob with extractor in canopy above and electric oven and grill beneath. The kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls, uPVC double glazed windows to the rear and side elevations.

From the Rear Hall there is a door to the

### DINING ROOM / BEDROOM THREE / OFFICE 4.8m x 2.76m



This dining room has also been used as a third bedroom and has uPVC double glazed lead lattice French doors



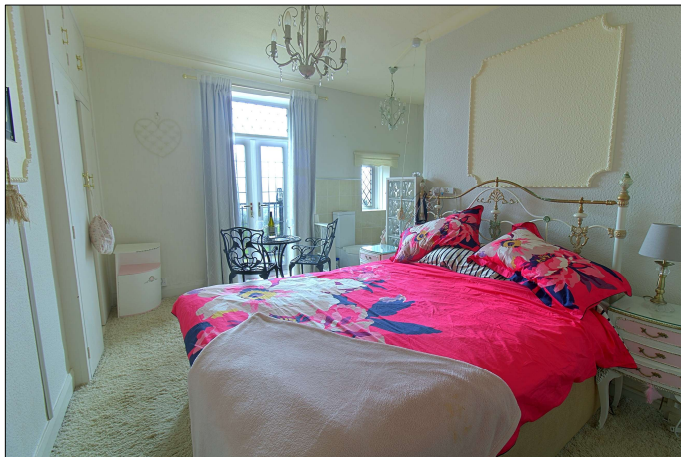
opening onto the south facing garden, one double radiator.

From the Entrance Vestibule a door opens to stairs with fitted carpet leading to the

### FIRST FLOOR LANDING

From the Landing a door opens into

### BEDROOM ONE 4.72m x 3.14m



With uPVC double glazed leaded French doors opening to a south facing balcony enjoying breath taking panoramic views over the Calder Valley. To either side of the chimney breast there are built-in wardrobes with cupboard space above, one single radiator and a fitted carpet.

From the Bedroom through to the

### EN SUITE BATHROOM

With modern white three-piece suite comprising pedestal wash basin, low flush WC and a Victorian style roll top claw foot bath. The en suite is tiled around the suite with complementing colour scheme to the remaining walls and a tiled floor, lead lattice uPVC double glazed window to the front elevation.

From the Landing a door opens to stairs with fitted carpet leading to

### BEDROOM TWO 4.69m x 4m



With lead lattice uPVC double glazed window to the front elevation enjoying breath taking panoramic views. To the length of one wall there are sliding doors opening to excellent wardrobe facilities, access to loft, one radiator and a fitted carpet. From the Bedroom there is an

### EN SUITE BATHROOM

With pedestal wash basin, low flush WC and panelled corner bath.

### GENERAL

The property is constructed of stone and has the benefit of all mains services, gas, water and electric with the added benefit of uPVC double glazing and gas central heating. Extensive work has been carried out on the property over the last few months including tanking and damp-proof work making the property a dry and cosy home.

### EXTERNAL



To the front of the property there is a south facing garden with mature plants and shrubs and enjoying superb panoramic views. There is a decked area with a pagoda and external power points and water supply. There is a garage accessed from the road with an electric up and over door, which benefits from power and light.

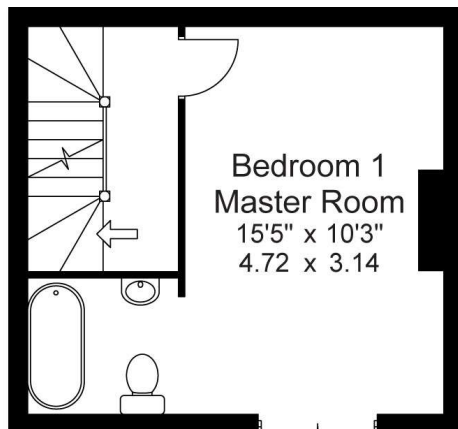


### TO VIEW

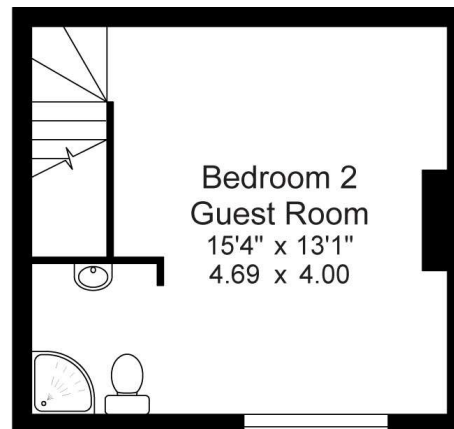
Strictly by appointment please telephone Property@Kemp&Co on 01422 349222.

### DIRECTIONS

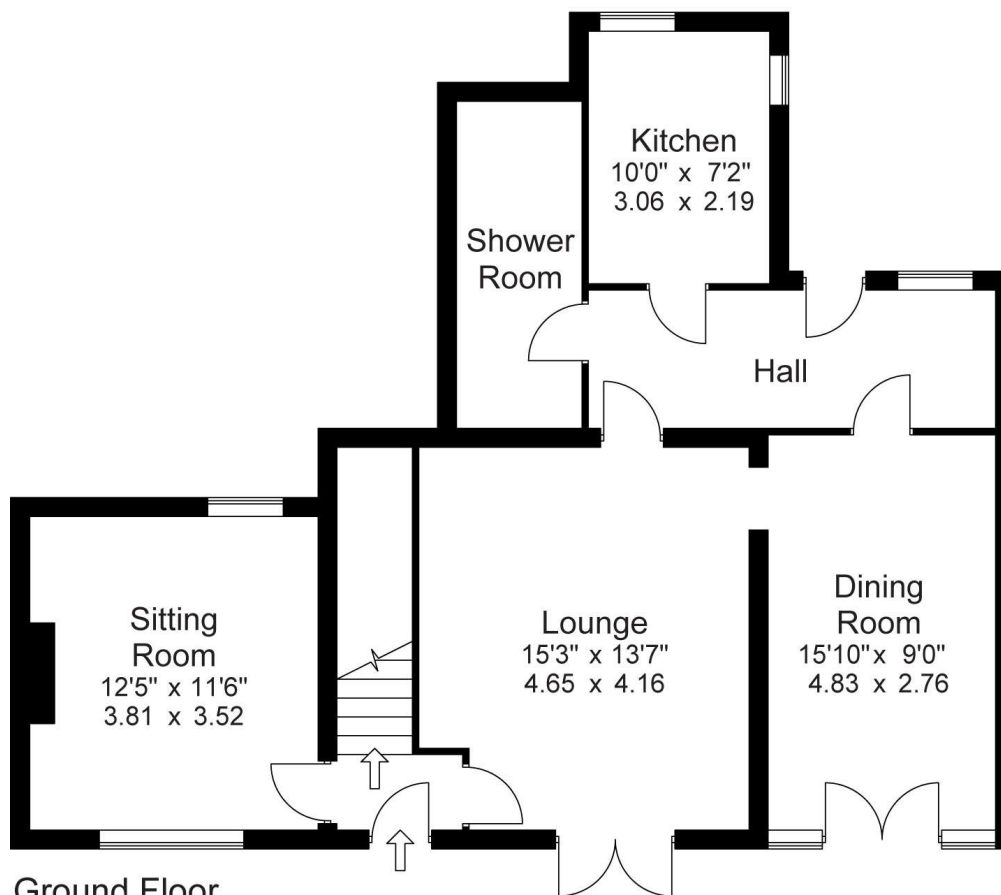
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First Floor



Second Floor



Ground Floor

For illustrative purposes only. Not to scale.