



## 1 FIELDHOUSE COTTAGES HAUGH SHAW ROAD, HALIFAX

Situated in this extremely convenient and popular residential location lies this two bed roomed cottage providing attractive accommodation which will be of special interest to the first time buyer or property investor. The property briefly comprises of an entrance hall, spacious lounge, kitchen, keep cellar, two bedrooms, bathroom and south facing garden to the front with off road parking. The property provides excellent access to the local amenities of Savile Park as well as easy access to Halifax town centre. The property is being offered for sale at this realistic asking price in order to encourage a prompt sale and an early appointment to view is strongly recommended.

Price Guide: O/O £110,000

The panelled front entrance door opens into the

### ENTRANCE HALL

With wood panelling to two walls and beams to ceiling, one single radiator and a laminate wood floor.

From the Entrance Hall a panelled door opens into the

### LOUNGE 4.63m x 4.53m



With original feature fireplace to the chimney breast incorporating coal effect living flame gas fire. An attractive feature of this room is the period beamed ceiling, leaded uPVC double glazed window to the front elevation enjoying an attractive garden view, one double radiator, one TV point and a laminate wood floor.

From the Lounge a doorway through to the

### KITCHEN 3.05m x 1.77m



Being fitted with a range of modern wall and base units incorporating matching work surfaces with a stainless-steel single drainer sink unit with mixer tap, four ring electric hob with stainless splash back and extractor in stainless steel canopy above with electric oven and grill. The kitchen has matching splash backs with complementing colour scheme to the remaining walls and a double-glazed window to the side elevation with wood shutters. One double radiator and plumbing for an automatic washing machine.

From the Lounge a door opens to cellar head with stone steps leading down to the

### KEEPING CELLAR

This dry keeping cellar provides useful storage facilities.

From the Entrance Hall stairs with fitted carpet lead to the

### FIRST FLOOR LANDING

With access to loft. From the Landing a door opens into the

### BATHROOM



With white three-piece suite comprising hand wash basin, low flush WC and panelled bath with Gainsborough shower unit. The bathroom is tiled around the bath and shower with complementing colour scheme to the remaining walls, uPVC double glazed window to the front elevation, beam to ceiling, housing the Baxi combination boiler, one double radiator and a matching floor.

From the Landing a panelled door opens into

### BEDROOM ONE 3.74m x 2.94m



With leaded uPVC double glazed window to the front elevation enjoying a garden outlook, period cast iron fireplace to the chimney breast, one TV point, one double radiator and a fitted carpet.

From the Landing a panelled door opens into

### **BEDROOM TWO 3.77m x 1.57m**

With window to the side elevation, one single radiator and a fitted carpet.

### **GENERAL**



The property is constructed of stone and has the benefit of all mains services, gas, water and electric with the added benefit of gas central heating, uPVC double glazing and security alarm system.

### **EXTERNAL**



To the front of the property there is a flagged patio and lawned garden with a privet hedge and mature shrubs. There is a designated parking area to the front of the property on the cobbled drive which is in the ownership of the cottage

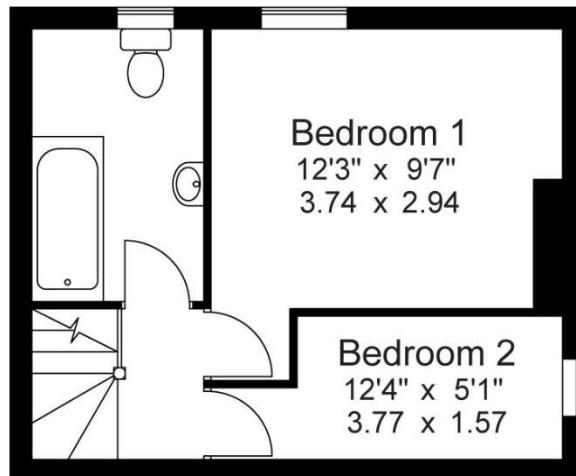
### **TO VIEW**

Strictly by appointment please telephone [Property@Kemp&Co](mailto:Property@Kemp&Co) on 01422 34922

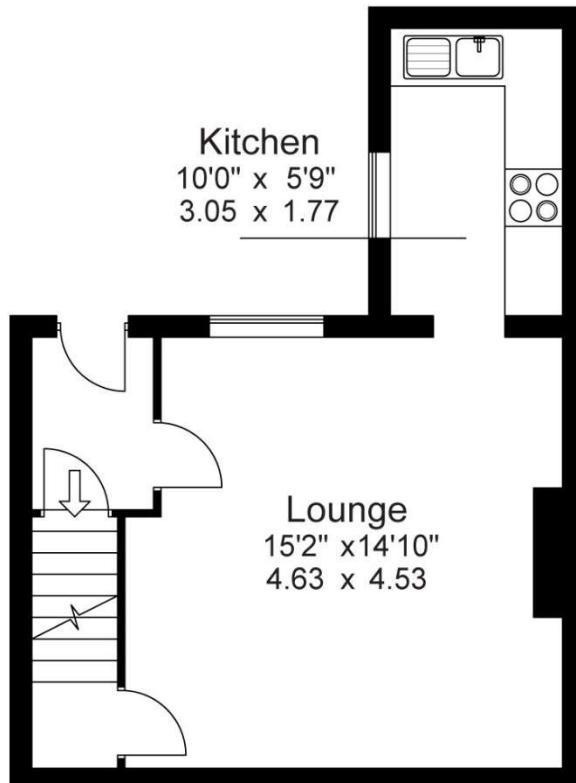
### **DIRECTIONS**

HX1 3AQ

Approx Gross Floor Area = 619 Sq. Feet  
= 57.50 Sq. Metres



First Floor



Ground Floor

For illustrative purposes only. Not to scale.

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