



## 5 Binns Hill

Warley, Halifax, HX2 7SJ

**£795 PCM**







#### Summary:

In this picturesque setting of the semi-rural location of Warley stands this two bedroom traditional stone built cottage beaming with character & enjoying far reaching views across the Norland Hillside. There is added benefit of a small outside space & off road parking suitable for one car. Internally briefly comprising of: lounge, kitchen with separate dining space, house bathroom with 3 piece suite, double bedroom, and single second bedroom.

#### Accommodation

The entrance of this traditional stone built cottage opens into a utility room providing space & plumbing for automatic washing machine, leading into the kitchen you will find a range of fitted base units, freestanding cooker & under counter fridge. A useful dining area is positioned off the kitchen leading into a bright & airy lounge which retains character with its beamed ceiling. The first floor presents a main bedroom enjoying the stunning far reaching views & fitted cupboards, a second bedroom with fitted cupboards & a house bathroom comprising three piece suite & electric shower over the bath.

Externally there's a small outside space to sit & enjoy the views & an off road parking space for one car. Sorry, commercial vehicles are not permitted.

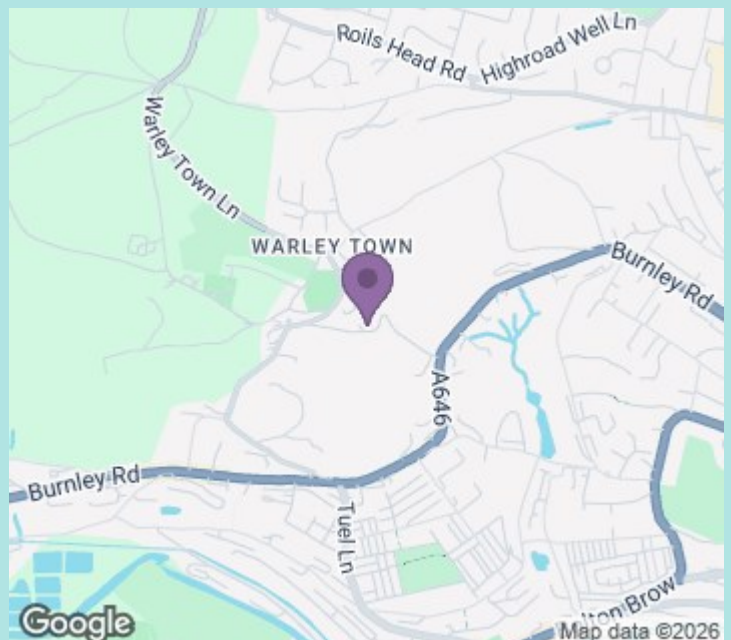
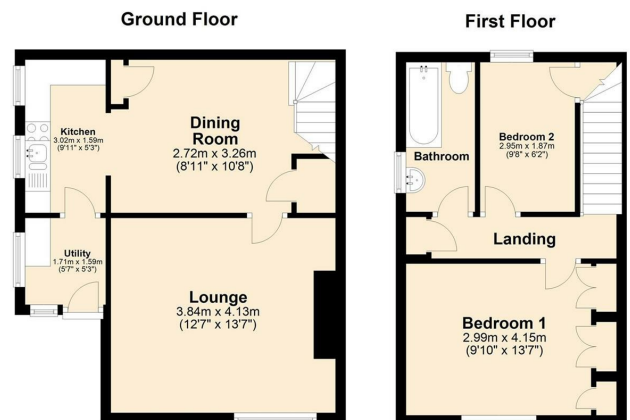
#### Location

Positioned with only a few other surrounding properties within the sought after semi-rural village of Warley situated close to surrounding areas of Sowerby Bldge and Halifax town centre conveniently positioned for local amenities. The village benefits from popular gastropubs 'The Maypole' and the 'The Copper Cow' being close outside the village. Access to local train stations at Sowerby Bridge and Halifax, along with access to the M62 motorway to Leeds and Manchester are accessible.

Council tax band: C

EPC rating: D

Deposit: £917



ws-residential.co.uk

01484 711200



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.