



3 Dean House , Halifax, HX2 6TP

**Offers Over £250,000**

Offered FOR SALE is this stunning TWO bedroom grade two listed cottage in the most desirable hamlet of Booth. Located next to a dairy farm and with stunning views over the farmers fields to the front no expense has been spared on this full refurbishment. Accommodation comprises; Entrance lobby, lounge and breakfast kitchen with useful understairs storage. To the first floor; landing, two bedrooms and bathroom. Boasting lots of character including stone mullion windows, exposed beams, stone fireplace and feature stone walls but also offering the modern day comforts of wooden double glazing and gas central heating. Lovely south facing cottage garden to the front and parking space for one car.

## Ground Floor

### Entrance Lobby

Wooden obscure double glazed stable door to front, rubber matting, mains wired smoke alarm, staircase access to first floor and Jarabosky solid oak door to lounge;

### Lounge 11'3" max x 14'9" max (3.45 max x 4.5 max)



Parquet flooring, cast iron radiator and feature wood paneled wall. Original stone fireplace with stone base and cast iron dual fuel stove. T.v. aerial lead, telephone point and usb socket. Stone mullion wooden double glazed windows to front, hive room stat and built in ceiling speakers. Exposed beams, jarabosky solid oak windowsill and Jarabosky solid oak door to breakfast kitchen;

### Breakfast Kitchen 7'2" x 14'3" (2.2 x 4.35)



Having a range of two tone grey wall and base units with granite worktop and tiled splashbacks. 'Rangemaster professional plus' gas and electric range oven with 'Rangemaster' stainless steel extractor hood above, integrated 'Neff' fridge/freezer and wine cooler. Belfast sink with drainer, integrated 'Neff' washing machine and 'Neff' dishwasher. Integrated 'Hoover' dryer, 'AEG' microwave and 'Neff' coffee machine. Handmade breakfast bar with stools, parquet flooring and spotlights. Cast iron radiator, jarabosky solid oak windowsills, mains wired heat detector and ceiling speakers. Two stone mullion wooden double glazed windows to rear. Wall mounted 'BAXI' condensing combi boiler. Jarabosky solid oak door to understairs storage housing the fusebox.

## First Floor

### Landing



Exposed stone wall on the stairs, mains wired smoke alarm and cast iron radiator. Jarabosky solid oak doors to bathroom and bedrooms;

### Bedroom One 11'7" max x 11'11" max (3.55 max x 3.65 max)



Double bedroom with usb socket, ceiling speakers and stone mullion wooden double glazed window to front affording the superb views. Exposed stone wall, jarabosky solid oak windowsills and fitted wardrobe over the stairs with sensor lighting, hanging rails and shelving. Houses the ceiling speaker controls.

### Bedroom Two 7'6" max x 10'4" max (2.3 max x 3.15 max)



Single bedroom with cast iron radiator, jarabosky solid oak windowsill and stone mullion wooden double glazed window to rear. Loft hatch with drop down ladder (partly boarded with light)

### Bathroom 7'0" x 7'6" (2.15 x 2.3)



Four piece suite comprising low flush w.c. pedestal wash basin roll top bath with mixer shower and double shower cubicle with glass sliding doors and mains waterfall shower. Underfloor heating, tiled floor and part wood paneled walls. Extractor fan, exposed stone wall, jarabosky solid oak windowsill and ceiling speakers. Spotlights, radiator with hanging rails for towels and illuminated mirror.

## External



To the front is a south facing cottage garden where you can sit on a summers evening with a glass of wine and enjoy the far reaching views. External light. Gas and electric smart meters to rear.

## Parking

Allocated parking space plus visitor spaces

## Tenure

We have been advised by the vendor that the property is freehold.

### **Water**

Water rates

### **Energy Rating**

E

### **Council Tax Band**

A

### **Viewings**

Strictly by appointment. Contact Dawson Estates.

### **Property to Sell?**

Call for a FREE, no obligation valuation.

### **Solicitors**

Dawson Estates work closely with local firms of Solicitors. Please ask a member of staff for details.

### **Boundaries & Ownerships**

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

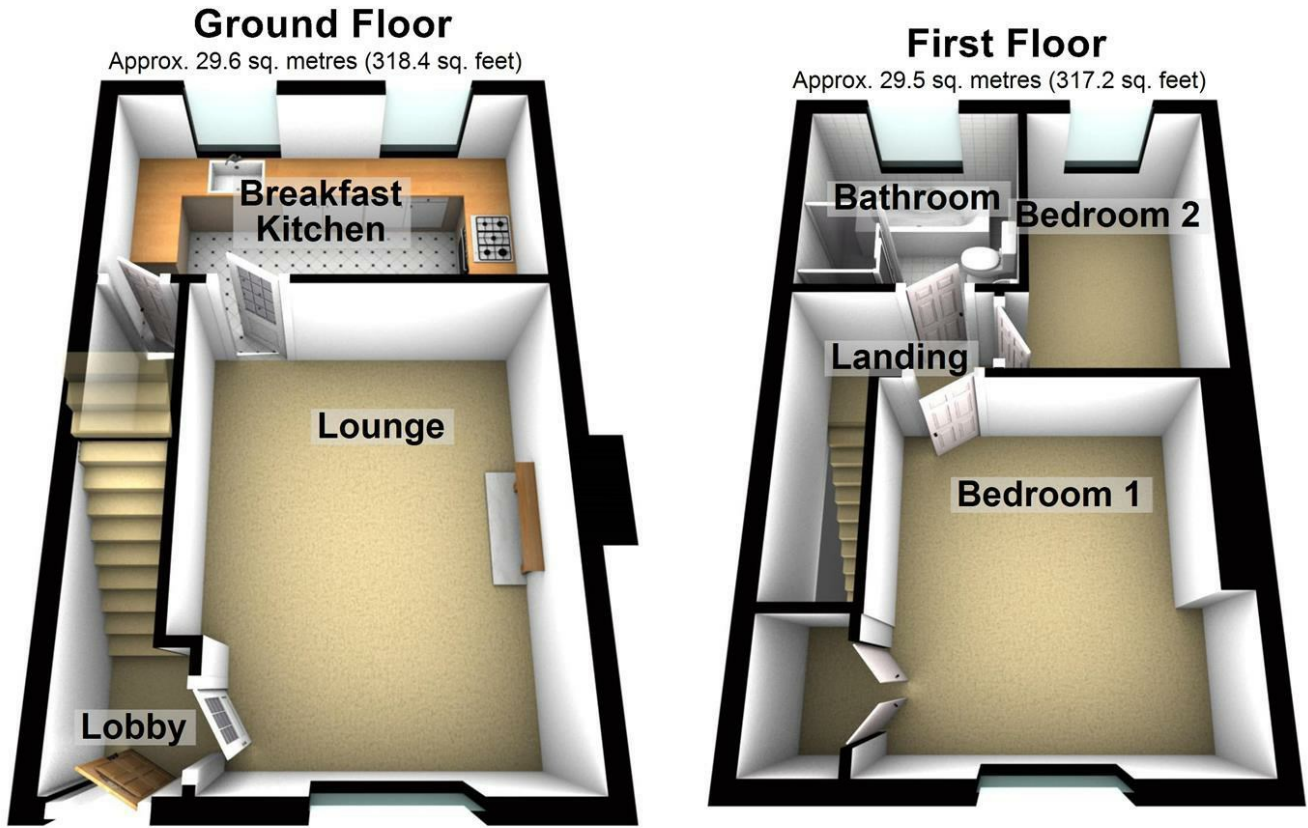
### **Mortgages**

Dawson Estates offer a no obligation mortgage advisory service for the benefit of both purchasers and vendors. Our independent financial advisor is able to search the mortgage market to identify the product that is best suited to your needs. For further information contact Dawson Estates on . YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

### **Other**

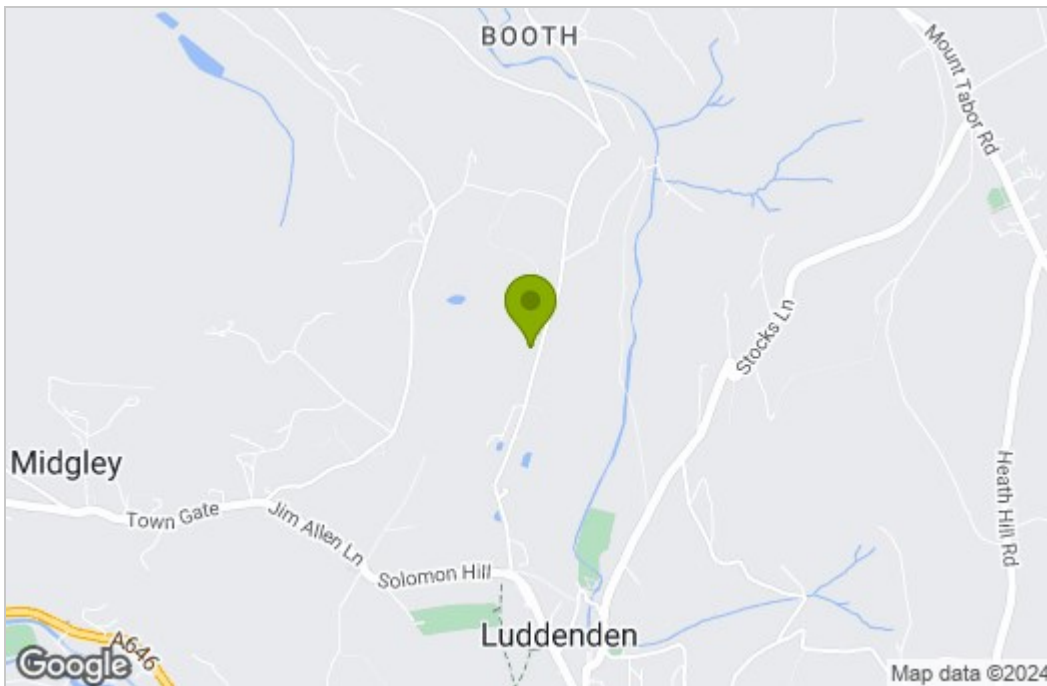
Please note the estate agency owner is the property owner thus has a personal interest.

## Floor Plan



Total area: approx. 59.0 sq. metres (635.6 sq. feet)

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		42	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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.