

This Grade II Listed character cottage has a separate garden opposite and a private parking. The cottage itself requires some updating and improvements yet offers excellent potential and enjoys a sought after village location. Chiserley Hall is a small collection of cottages, within a courtyard, retaining a feature stone archway. Number 2 comprises; entrance hallway, living room, dining kitchen, 2 first floor bedrooms and a modern fitted shower room. Private parking and private gated access directly onto Old Mill Ridge. The delightful garden opposite is enclosed by fencing, mature shrubs and bushes. A rare opportunity - not to be missed - available with No Chain.

- **Grade II Listed Character Cottage**
- **Private Parking Spaces**
- **Modern Fitted shower Room**
- **Some Updating Required**
- **Separate Garden Opposite**
- **2 Good size Bedrooms**
- **Popular Village Setting**
- **No Chain**

**Accommodation:**

*All measurements are approximate*

**Location**

Enjoying a secluded courtyard setting, off Old Mill Ridge in Old Town, a popular village setting on the hillside above Hebden Bridge. Hebden Bridge town centre facilities are within approximately 1.75 miles, whilst the village has its own primary school, children's playground, bowling club, local store and popular village pub. The village is surrounded by stunning Pennine countryside and is favoured by people wanting to remain close to Hebden Bridge centre yet enjoy an elevated semi-rural setting.

**Front Entrance**

This is a "through by light" cottage and so has just the one entrance with a Upvc double glazed front entrance door. Stepped access.

**Entrance Hallway**

Radiator. Stairs to the first floor landing, Built-in cloaks cupboard.

**Living Room**

*15' 0" x 11' 1" (4.58m x 3.38m)*

Boxed mullion windows to the front elevation, with double glazed panes. Understairs storage cupboard. Radiator. Decorative fireplace housing a living flame effect gas fire. Ceiling beams.

**Dining kitchen**

*9' 2" x 13' 10" (2.80m x 4.22m)*

The kitchen is a generous size and although somewhat dated, has a range of fitted wall and base units with a built-in electric oven and gas hob. Inset single drainer sink with mixer tap. Radiator. Twin double glazed rear windows overlooking neighbouring gardens.

**First Floor Landing**

Double glazed side window.

**Bedroom 1**

*12' 4" x 13' 1" (3.75m x 4.0m)*

Double glazed mullion windows to the front elevation with distant views. Radiator. Built-in storage cupboard. Fitted wardrobes.

**Bedroom 2**

*12' 4" x 7' 10" (3.75m x 2.40m)*

Double glazed rear window. Built-in cupboard housing the gas central heating boiler.

**Shower Room**

*6' 7" x 5' 9" (2.00m x 1.75m)*

Fitted with a modern white suite comprising; walk-in shower enclosure, wash hand basin with storage and a WC. Attractive panelled surrounds and ceiling. Double glazed side window. Chrome heated towel rail.

**Separate Garden**

A separate garden is located across the courtyard, with gated access from the parking area. The garden is laid to lawn with mature shrubs and bushes providing a high degree of privacy.

**Private Parking**

Private parking within the courtyard, plus private gated access directly onto Old Mill Ridge.

**Directions**

Leave Hebden Bridge via the Keighley Road and follow the signs for Howarth and Keighley. Proceed up the hill and towards the village of Pecket Well. Turn right, using the lay-by on the left, as you enter Pecket Well, heading for Old Town and Wadsworth. Follow this road into Old Town and turn right by the mini-roundabout into Chiserley Gardens, which leads onto Old Mill Ridge. Chiserley Hall is on the right hand side.

**Council Tax**

Band B

Calderdale MBC Council Tax – 01422 288003.

**Tenure**

We are advised that the tenure of this property is **Freehold**. Please note we have not had sight of the title deeds and would always recommend buyers make their own checks.

Important: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us. You are advised to check the availability of this property before travelling any distance to view.

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## 2 Chiserley Hall, Old Town, Hebden Bridge, West Yorks, HX7 8SD

### How To View This Property

Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

### Claire Sheehan Estate Agents

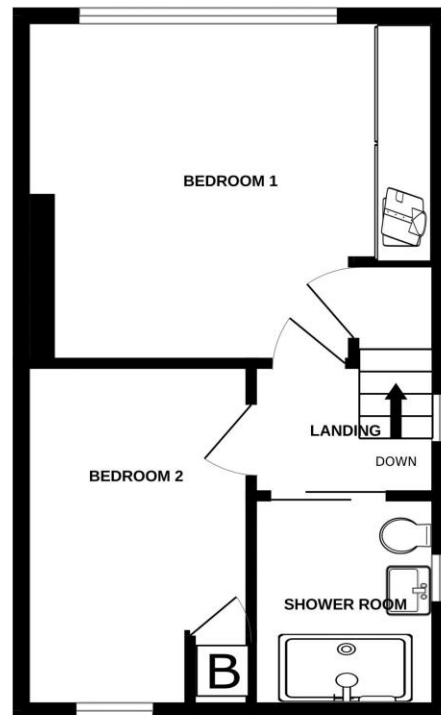
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GROUND FLOOR  
344 sq.ft. (31.9 sq.m.) approx.



1ST FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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