



A character stone cottage located within the sought after village of Cragg Vale. The cottage has been extended and now provides spacious accommodation, comprising: front entrance porch and hallway with exposed stonework, dining kitchen with stone fireplace and ceiling beams, sitting room with attractive wooden flooring, 2 double bedrooms the master with a high beamed ceiling and a bathroom. A gas central heating system is installed together with double glazed windows. There is no garden or outside space as such but there are French windows to the landing that open onto a small balcony. The cottage is offered with No Chain. Viewing recommended.

EPC EER (61) D



- Character Stone Cottage
- Spacious Dining Kitchen
- Gas Central Heating
- No Chain
- 2 Double Bedrooms
- Cosy Sitting Room
- Popular Village Setting
- Valley Views

## Accommodation:

*All measurements are approximate*

## Location

Located on Cragg Road at Cragg Vale within a beautiful semi-rural setting just over 2 miles from Mytholmroyd and approximately 4.5 miles from Hebden Bridge town centre. Commuters will find this a handy spot with the M62 at Milnrow located within approximately 10 miles and M62 at Ainley Top approximately 14 miles. Mytholmroyd is the closest station, approx 1.75 miles whilst it is approximately 6.5 miles to Littleborough station, just over the Pennines. There is also a bus service with a stop nearby.

## Entrance Porch

Stable type wooden entrance door.

## Entrance Hallway

Timber panelled front entrance door. exposed stone walls and stone steps to the first floor landing. Radiator. Wooden latch internal door.

## Dining Kitchen

*15' 3" x 11' 1" (4.66m x 3.39m) + recess*

Attractive wooden flooring and feature stone fireplace, housing a gas stove. Fitted wall and base kitchen units with an inset stainless steel single drainer sink. Part tiled surrounds and fitted cooker hood. Wall mounted gas central heating boiler. Plumbed for a washing machine. Under-stairs recess. ceiling beams, wooden latch internal door and wooden panelling. Double glazed mullion windows to the front elevation.

## Sitting Room

*16' 3" x 10' 7" (4.95m x 3.22m)*

Double glazed mullion windows to the front elevation plus additional double glazed rear window. Attractive wood flooring. Radiator. Ceiling beams and wood panelling.

## First Floor Landing

Built-in cupboard above the stairs. Wooden floorboards. Radiator. Wooden latch internal doors. Loft access. From the corridor, French windows to the rear.

## Master Bedroom

*16' 9" x 10' 9" (5.10m x 3.27m)*

A stunning master bedroom with high beamed ceiling. Double glazed mullion windows to the front elevation, with distant views, plus double glazed rear window. Radiator.

## Bedroom 2

*11' 6" x 8' 7" (3.50m x 2.62m) max*

Wooden floor boards and wood panelled ceiling. decorative stone fireplace. Radiator. Double glazed window to the front elevation with distant views. Double folding doors open to the landing and French windows.

## Bathroom

A compact character bathroom with roll top bath in the recess, having an over bath shower. WC and wash hand basin. Heated towel rail/radiator. Double glazed window to the front elevation. Wood panelled ceiling.

## Directions

From Hebden Bridge town centre take the A646 Halifax Road and proceed for approximately 1.5 miles into Mytholmroyd. Take a right hand turning, signed for Cragg Vale and Rochdale B6138 and follow this road for approximately 2.5 miles. Bank Bottom can be found on the left hand side, approximately 0.5 miles after the Robin Hood pub.

## Council Tax

Band C

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.

Claire Sheehan Estate Agents is a trading name of Moor Moves Limited, an independently owned and operated business. Reg No: 5990757 12 Market Street, Hebden Bridge, West Yorkshire HX7 6AD.

**Claire Sheehan**

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# 7 Bank Bottom, Cragg Vale, Hebden Bridge, West Yorks, HX7 5SU

## How To View This Property

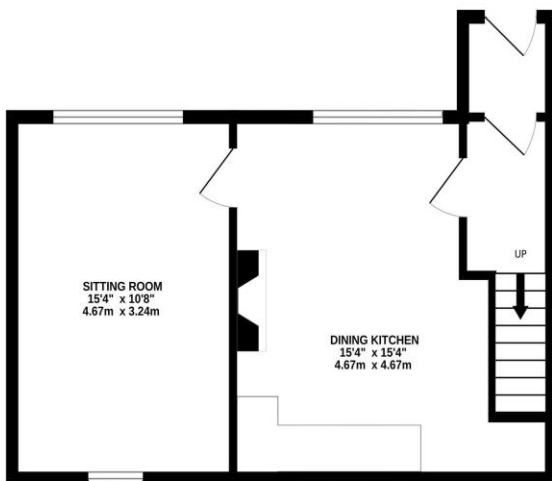
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

## Claire Sheehan Estate Agents

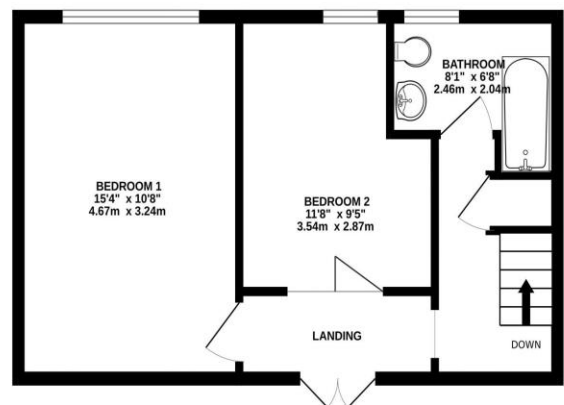
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Hebden Bridge, HX7 7BL.

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GROUND FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (36.9 sq.m.) approx.



TOTAL FLOOR AREA : 807 sq.ft. (75.0 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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