

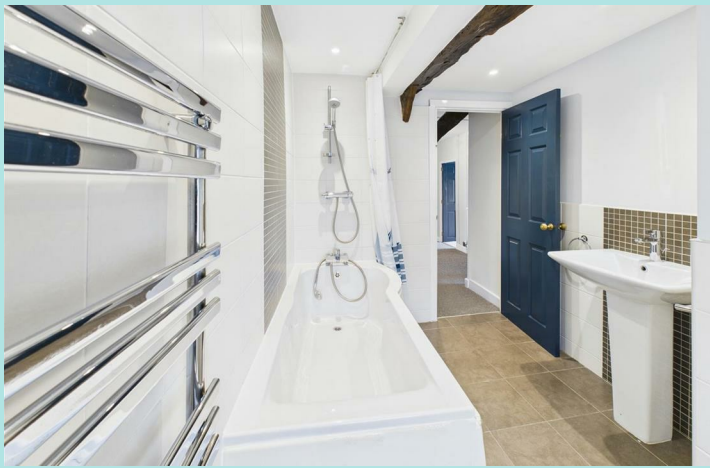


17 Towngate

Hipperholme, HX3 8JB

£1,400 PCM





Nestled in the sought-after location of Hipperholme, a rare opportunity to present a delightful semi-detached Grade II listed cottage providing a unique blend of historical character and modern comfort. Built in 1680, the property boasts generous accommodation spread over 1,292 square feet, making it an ideal family home.

As you enter, you are welcomed into a spacious reception room that showcases a wealth of well-maintained period features. The exposed beamed ceilings add a touch of rustic charm, enhancing the cottage's historical appeal.

The property comprises three well-proportioned bedrooms, providing ample space for family living. The addition of high-quality fixtures and fittings throughout the property reflect a commitment to both style and functionality, making it a pleasure to live in.

Accommodation

This wonderful Grade II listed cottage incorporates historical features whilst enjoying contemporary living. Entering this property you are welcomed by an original timber door accessing to a porch. Leading through to the lounge having a segmental original period arched fireplace, exposed beamed ceiling, together with dark stained wood timber panelling to one wall incorporating a corner display unit, window seat overlooking the front garden and three wall light points.

A well lit hallway leads through to a cloakroom and kitchen diner. This shaker style kitchen incorporates a range of wall, drawer and pantry units, butler sink with mixer tap. Benefiting from integrated appliances of an induction hob and electric oven, also providing space for a washing machine and dishwasher. The character continues through to the kitchen with exposed beamed ceiling, timber pillars and window seat enjoying views to the rear lawn.

To the first floor, a spacious landing welcomes three bedrooms of double proportions whilst continuing to provide well maintained original features. House bathroom comprises of a three piece suite to include bath with over shower, sink pedestal, low flush WC and heated towel rail. A principle bedroom incorporates an en-suite bathroom comprising of shower cubical, sink pedestal and low flush WC.

To the front of property is a small garden area with a walled frontage. The principal gardens then lie to the rear where there is a good sized lawned area, flowerbeds, shrubs and stone paved patio. To the side of the property is a stone built outhouse, providing ideal storage having light, power, water and external WC. Parking is located to the front and side elevation along an unadopted road, suitable for two vehicles.

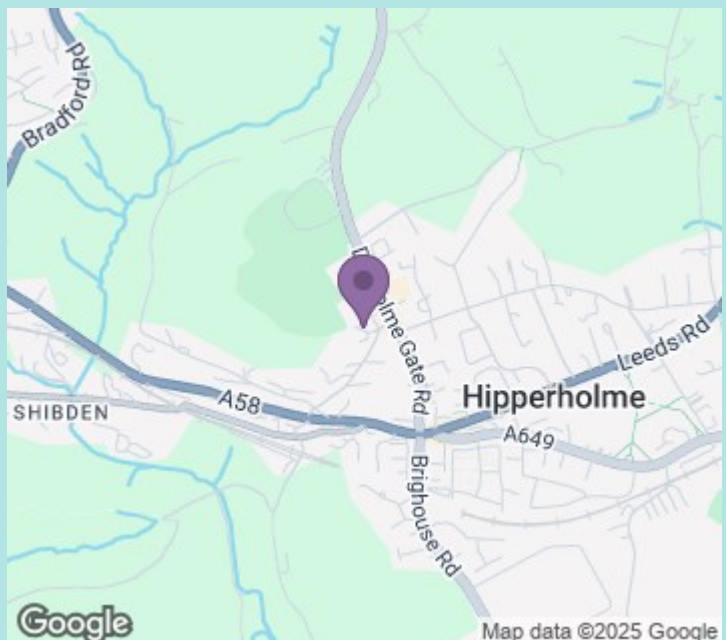
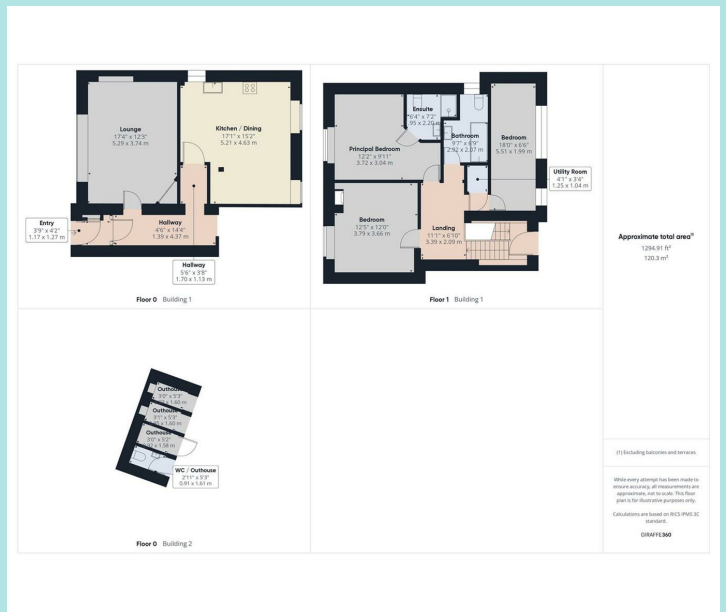
Location

This property is situated just off Denholme Gate Road in the small village of Hipperholme which provides a wealth of local amenities from bars, restaurants, convenience stores and wellness facilities. A short walk from local parks and scenic countryside. Ideal transport links to the M62 network. Public transport providing excellent commuter links to Brighouse, Halifax, Bradford and Leeds.

Council tax band: C

EPC rating:

Deposit: £1,615



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