

Peter David

Properties Ltd

Residential Sales and Lettings



Cross Stone Road,

£300,000





Set in beautiful countryside is this well presented stone built three bedroom Grade II Listed semi-detached cottage sympathetically renovated, many original features, with private gardens and parking for one car

Briefly comprises lounge, open plan kitchen/dining room, first floor landing, with main bedroom and bathroom, stairs to second floor attic bedrooms. Double glazing and gas central heating installed.

Situated in the hamlet of Cross Stone approximately one mile from Todmorden town centre and approx. four miles from Hebden Bridge, both with ample amenities including railway stations with excellent rail links to Leeds and Manchester.

An ideal home for the professional buyers, internal viewing highly recommended,

Please Note: The water supply is a bore hole but there is now access to have mains water supplied, but there would be a connection charge to pay.

- Grade II Listed Semi-Detached Country Cottage
- Accommodation Over Three Floors
- Lounge With Log Burner And Dining Kitchen With Utility Area
- Main Bedroom And Bathroom On The First Floor
- Two Attic Rooms On The Second Floor
- Many Original Features With Exposed Stonework And Beams
- Gardens To The Side And Rear With Off Road Parking
- Ideal Home For The Professional Buyers
- No EPC Required Due To Being A Listed Building
- Council Tax Band: C

Accommodation

Side Entrance Door

Gives access into the:-

Dining Kitchen

19'2" x 15'9" (5.86 x 4.81)

A good-sized light and open room with tiled flooring, beamed panelled ceilings, window to the side overlooking the garden. Multi-fuel stove set on a stone hearth. Range of quality fitted base and wall units with complementary worktops and tiled splash back. Belfast sink further fitted storage units. Space for oven. The kitchen benefits from glazed panels. Steps up provide direct access to the patio garden.

Utility Room

Being plumbed for automatic washing machine

Lounge

14'11" x 14'2" (4.55 x 4.34)

Original stone fireplace with cast iron multi fuel stove set upon a stone hearth. Double glazed mullions to the front with stone sills. Under stairs storage. Radiator.

Inner Lobby

With front access door and access to the first floor

First Floor

Landing Area

T' shaped landing provides access to all the rooms on the first floor. Stairs to the second floor. Double glazed mullion windows to the rear. Under stairs storage.

Bedroom One

16'7" x 10'9" (5.08 x 3.29)

Excellent bedroom with double glazed mullion windows overlooking the front of the property with fine rural views. Exposed stone fireplace with original cast iron fire set on a stone hearth and feature exposed stone to the chimney breast. Feature alcove. Radiator.

Bathroom

16'7" x 10'9" (5.08 x 3.29)

Stone mullion double glazed windows to the rear and tiled floor. Four piece suite comprises; roll top bath, wash hand basin and w.c. with wall fitted cistern and tiled shower cubicle. The walls are tiled to dado height and fully tiled floors. Radiator.

Second Floor

Landing Area

Attic Room One

16'7" x 13'9" (5.06 x 4.21)

Spacious bedroom, roof lights to the front and rear offering excellent far-reaching views. Beamed pitched ceiling. Under eaves storage to two sides. Single glazed original window to the side.

Attic Room 2

11'8" x 10'4" (3.56 x 3.15)

Another good sized bedroom with velux window, exposed beams and radiator

External Details

The property has well maintained gardens to the front and side with paved pathway leading from the front of the property with well-kept flower beds to the side and paved seating areas. Mature trees and shrubs. Steps lead up to a further terraced garden with ponds and further terraced lawn garden at the top overlooks the garden to the beautiful views beyond. The property also has one off road parking space

Directions

From our Hebden Bridge office take the A646 towards Todmorden for approximately three miles. Turn right onto Cross Stone Road and continue up the hill for approx. half a mile. Continue along Cross Stone Road (Church on right) and 4 Cross Stone is the cottage on the left hand side identified by our FOR SALE board

PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
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Road Map



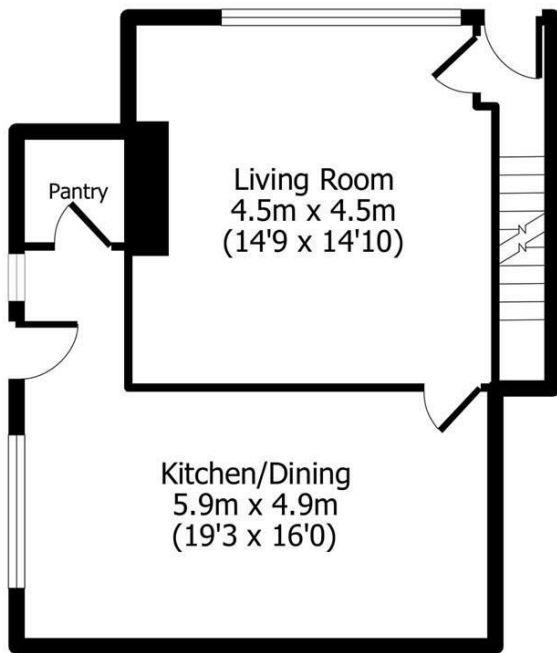
Hybrid Map



Terrain Map



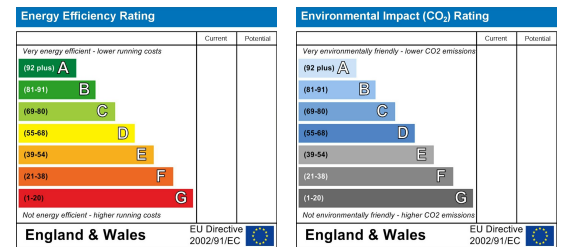
Floor Plan



Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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