



56 Brow Lane, Shibden, Halifax, HX3 7UT
Offers In The Region Of £265,000

TWO BEDROOM MID TERRACE CHARACTER PROPERTY WITH THE MOST SPECTACULAR GARDEN AND VIEWS.

Offered with NO ONWARD CHAIN, a splendid TWO BEDROOM character property with stunning views over the Shibden Valley. This charming cottage benefits from high quality fixtures and fittings throughout and has the most fantastic rear garden with various vantage points to enjoy the incredible views, Garden room and mature and established plants and trees.

EPC RATING - D

COUNCIL TAX BAND - B

Internally, attention to detail has been paid in all areas to maximise use of the space and to provide a beautiful home which seamlessly blends high end modern home comforts including solar panels fitted to the roof, with traditional features. Externally the current owners have acquired land to the rear of the property to extend the garden which occupies a large area and provides a wonderful space to enjoy the breathtaking views, various seating areas and large garden room. Viewing is essential to appreciate the clever design and sizable financial input it has taken to create this sensational home.

GROUND FLOOR

ENTRANCE

Pleasant entrance area with tiled flooring, electric wall heater and a double glazed window providing a fantastic view.

KITCHEN



Well fitted kitchen with a range quality fitted wall and base units with granite surfaces over incorporating a ceramic sink and mixer tap. Integrated appliances include an electric oven with gas hob and extractor over, fridge and dishwasher. Tiled flooring and a central heating radiator. Open to...

LOUNGE/DINING



A spacious living/dining room with double glazed French doors to the front elevation opening to the front patio and providing fantastic views of the Valley. The room has exposed beams to the ceiling, a feature gas stove, useful under stairs storage cupboard and tiled flooring.

FIRST FLOOR

LANDING

Door to the rear garden, engineered wood flooring and central heating radiator. The landing area has been cleverly adapted to provide a utility area with cupboards housing a washing machine, a dryer and storage shelving.

BEDROOM ONE



Double bedroom to the front elevation with the most fantastic views over the Valley. Engineered wood flooring, double glazed window and central heating radiator.

BEDROOM TWO



A good size second bedroom with engineered wood flooring, double glazed window, central heating radiator and built in wardrobes.

BATHROOM



Modern and stylish shower room with a W.c and hand wash basin set within a combination vanity unit. There is a fully tiled, walk in shower area, ceramic tile flooring, central heating radiator and double glazed window.

EXTERNAL




To the rear of the property there is the most magnificent garden with extensive lighting, which is set over three main tiers and offers the homeowner various areas to enjoy and entertain guests. Set on the hill side, the garden rises to a first section with lawn and patio areas with raised bedding and garden shed which has the benefit of electricity supply. To the second tier, there is extensive decking and further raised beds with established plants, shrubs and trees. The views become even more breathtaking to the third tier where there is a further patio and garden shed with electricity. To the front of the property there is a small garden with patio which looks on to the view over the Shibden Valley.

GARDEN ROOM



Located to the third tier of the rear garden is a good size, extensively insulated, timber garden room which has electricity from its own fuse board with ample sockets. There is a kitchen area, a W.c and double glazed, sliding doors which open to a decked area with glass balustrade. This room could be used for a variety of purposes such as home office, yoga studio or fantastic place to entertain family and guests.

Energy Efficiency Rating		
	Current	Potential
Vary energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Vary environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales EU Directive 2002/91/EC 