



3 Blake Hill, Shibden, Halifax, West Yorkshire, HX3 7UN
Offers Over £325,000

A most charming and deceptively spacious stone built cottage in a fantastic location with views over the Shibden Valley. The property has been extended to the rear and blends character features with modern home comforts to provide the most pleasant home.

EPC RATING - D

COUNCIL TAX BAND - C

Nestled in a pleasant spot in a conservation area with a fantastic outlook to the front, this character property is ideally positioned to take advantage of the amenities in the nearby village of Northowram and countryside walks through the Shibden Valley. The property itself benefits from recently installed double glazed windows to the front elevation, off road parking, gardens to both front and rear and gas central heating.

GROUND FLOOR

ENTRANCE VESTIBULE

Useful entrance area with feature timber wall panelling.

LOUNGE

A stunning main reception room with a feature gas stove set within a stone fireplace. Exposed beams, double glazed window, high quality oak flooring and a central heating radiator.

DINING KITCHEN

A generously sized dining kitchen with exposed beams to the ceiling and natural stone tiled flooring. There is a range of fitted wall and base units with oak surfaces over incorporating a Belfast style sink and mixer tap. Gas range cooker and integrated dishwasher. There is space for a dining table, double doors to the conservatory, double glazed window and central heating radiator.

UTILITY ROOM

A really useful utility space with fitted wall and base units and contrasting work surface over incorporating a stainless steel sink and mixer tap. Plumbing for a washing machine, natural stone tiled flooring and double glazed window.

CONSERVATORY

A splendid timber framed, double glazed conservatory with natural stone tiled flooring with the benefit of under floor heating. Double doors open on to the rear garden.

FIRST FLOOR

LANDING

A split landing area with double glazed window, storage cupboard and central heating radiator.

BEDROOM

A lovely double bedroom with a vaulted ceiling, wooden flooring, central heating radiator, two double glazed windows and further Velux window.

BEDROOM

A second double bedroom to the rear elevation with a double glazed window and central heating radiator.

BEDROOM

A third bedroom with fantastic views to the front elevation. Double glazed window and central heating radiator.

BATHROOM

A spacious bathroom with wood flooring and a fitted suite in white with a feature shower and screen over the bath. Double glazed window.

SHOWER ROOM

Shower room with a low flush W.c and hand wash basin in white. Shower set within a curved glass screened cubicle. Wood flooring and loft access.

EXTERNAL

To the rear there is a tiered, paved garden with pleasant vantage points and mature plants and shrubs. To the front of the property there is a parking space and further lawned garden offering fantastic views.

Energy Efficiency Rating		
	Current	Potential
Very 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
Very environmentally friendly - lower CO2 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 CO2 emissions		
England & Wales		EU Directive 2002/91/EC 