



MALLINSON
& CO

INNOVATIVE PROPERTY EXPERTS

Hays Lane, Halifax, HX2 8UL
Offers In Region Of £190,000

🛏 2 🍷 1 🚗 1



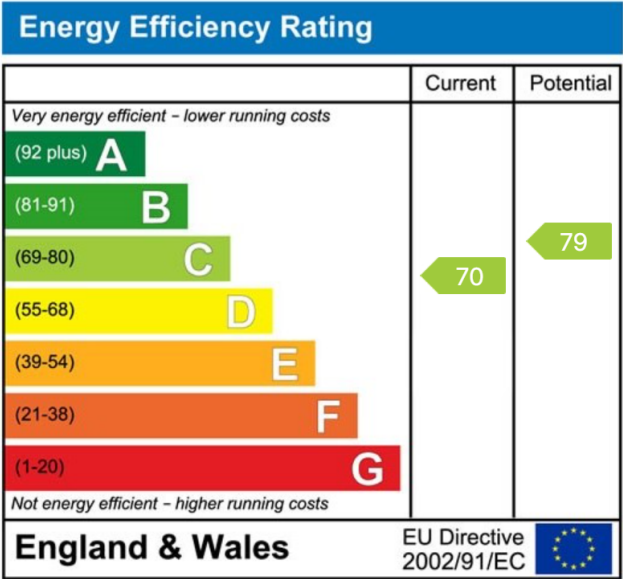
- BEAUTIFULLY RESTORED CHARACTER COTTAGE
- MODERNISED THROUGHOUT
- 2 SPACIOUS DOUBLE BEDROOMS
- OFF-STREET PARKING
- PERFECT FOR COUPLES
- BREATHTAKING COUNTRYSIDE VIEWS
- EXPOSED BEAMS & OAK FLOORING
- LOW-MAINTENANCE FRONT & REAR GARDENS
- PEACEFUL BACKWATER LOCATION
- CLOSE TO LOCAL AMENITIES, SCHOOLING & TRANSPORT LINKS



TUCKED AWAY IN A PEACEFUL BACKWATER SETTING, THIS BEAUTIFULLY RESTORED TWO-BEDROOM COUNTRY COTTAGE CAPTURES THE ESSENCE OF RURAL CHARM WITH A CONTEMPORARY TWIST. SURROUNDED BY ROLLING BRITISH COUNTRYSIDE AND FAR-REACHING PANORAMIC VIEWS, THIS HIDDEN GEM IN SEMI-RURAL MIXENDEN OFFERS A RARE BLEND OF CHARACTER, COMFORT, AND STYLE. DECEPTIVELY SPACIOUS AND FINISHED TO AN EXCEPTIONAL STANDARD THROUGHOUT, THIS PROPERTY MUST BE SEEN TO BE FULLY APPRECIATED.



TOTAL FLOOR AREA: 953 sq.ft. (89.5 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.
 Made with Netplore 2/2025



INNOVATIVE
PROPERTY
EXPERTS

Mallinson & Co

Office: 01226 414 150

Email: ben@mallinsonandco.co.uk

Web: www.mallinsonandco.co.uk

Suite 6, Penistone 1, St. Mary's Street, Penistone, S36 6DT