



## 10 Waterside Mill Denholme Road, Oxenhope, BD22

### Asking price £425,000



Situated in the popular village of Oxenhope, this character mill conversion on the banks of Leeming reservoir is set over three floors and boasts stunning panoramic views of the countryside.

Briefly comprising:

To the ground floor, spacious entrance hall with access to the integral garage, utility room and large dining kitchen with access to the rear.

To the first floor, stunning lounge with balcony overlooking the reservoir and mezzanine level with multiple uses, W/C and a large double bedroom.

To the second floor, master bedroom with stunning views and en-suite shower room, modern family bathroom, third and fourth bedrooms, one currently used as an office.

Externally the property benefits from an enclosed split level garden with large under-house storage, parking for two cars and garage.

EPC TO FOLLOW

- REFURBISHED TO A VERY HIGH STANDARD
- SET OVER THREE FLOORS
- PARKING FOR TWO CARS
- STUNNING VIEWS
- GARAGE AND UNDER-HOUSE STORAGE
- ENCLOSED GARDEN

