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# 2 THE HOUGH

STUMP CROSS | HX3 7AP

Located in the popular residential area of Stump Cross this stone-built semi-detached cottage offers the opportunity to own a characterful three-bedroom property which is priced to reflect the need for some updating and redecoration. An ideal prospect for a first-time buyer or investor purchaser.

The accommodation includes an unusually shaped yet spacious, sitting room, fitted kitchen, three bedrooms and a three-piece shower room.

Please note there is a partial Flying Freehold.

**NO UPWARD CHAIN.**



**GROUND FLOOR**  
Entrance Vestibule  
Sitting Room  
Dining Kitchen  
Shower Room

**FIRST FLOOR**  
Bedroom 1  
Bedroom 2  
Bedroom 3

**COUNCIL TAX**  
D

**EPC RATING**  
B

## INTERNAL

The property is entered via an entrance vestibule into the spacious sitting room which features a painted stone fireplace housing a stove effect gas fire. An open timber staircase rises to the first floor and an open doorway leads into the dining kitchen.

The kitchen has some fitted base and wall units with a single bowl sink, slot-in electric oven, an Aga (not working), space for undercounter fridge and freezer as well as plumbing for a washing machine. In addition, there is access to a useful storage cellar.

The ground floor accommodation is completed with a three-piece shower room housing a corner shower cubicle, WC and pedestal wash basin. An external door gives access to the small, fully enclosed courtyard.

There are three well-proportioned bedrooms on the first floor.

## LOCATION

2 The Hough is situated in Stump Cross between Shibden and Northowram, and within 20 minutes drive of the M62 motorway with speedy access to Leeds, Bradford and Manchester. There is a mainline station at nearby Halifax with direct trains to London and there is a regular bus service.

There is some lovely countryside close by including the historic Shibden Hall, with beautiful grounds for walking and recreation. There are two popular schools nearby and the exceptional Shibden Mill Inn is within walking distance.

## SERVICES

Gas central heating with hot water radiators complemented by UPVC double glazing.

## TENURE

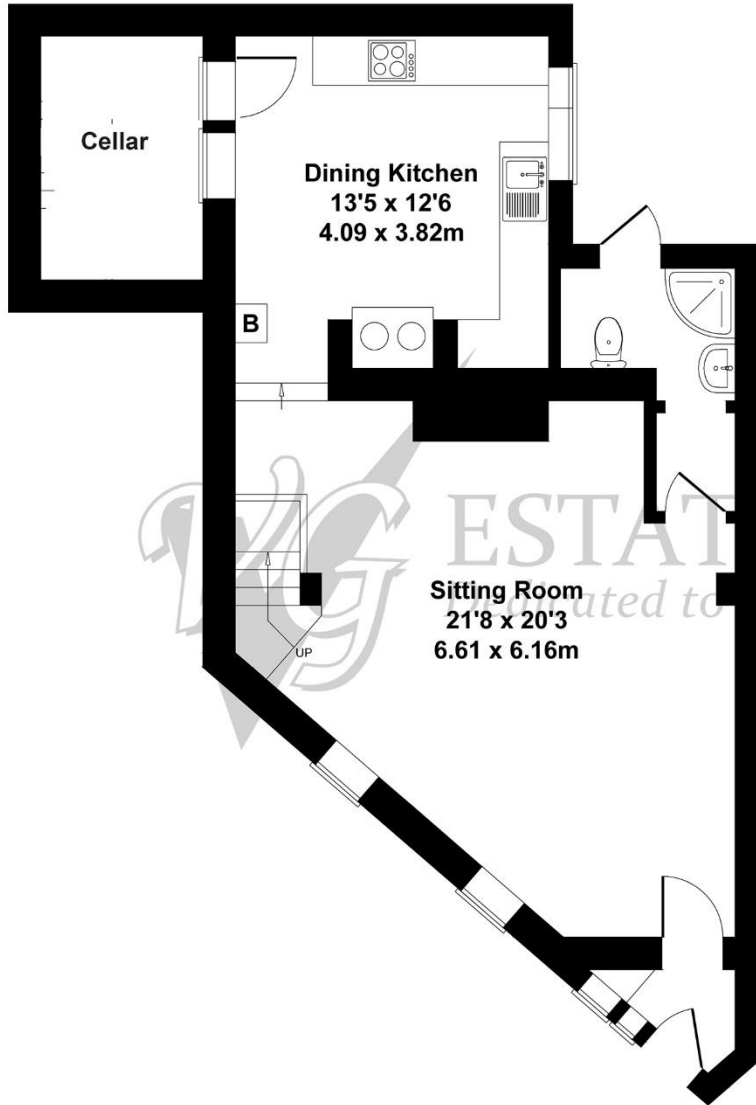
Freehold with partial Flying Freehold.

## DIRECTIONS

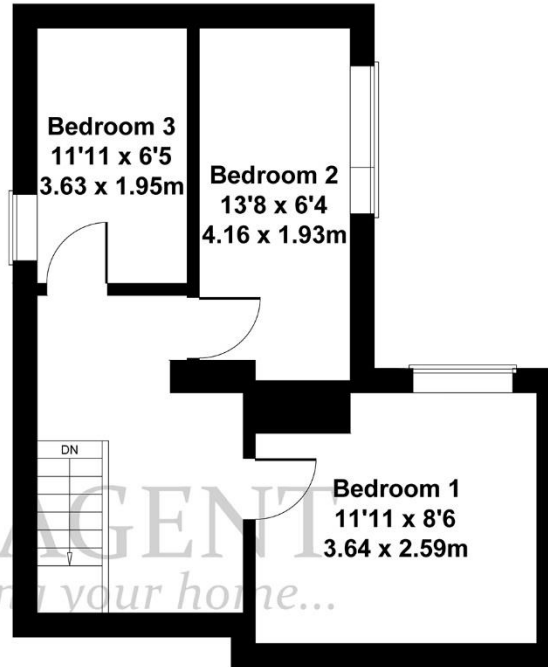
From the centre of Halifax join the A58 and continue on Burdock Way and over the flyover towards Leeds. Continue on the A58 into Godley Road passing Shibden Hall on the right and the petrol station on the left. Turn right into Kell Lane just after Stump Cross Inn and then immediately right into Hough. The property can be found a short distance uphill on the right hand side, identified by our For Sale board.



Approximate Gross Internal Area  
1066 sq ft - 99 sq m



GROUND FLOOR



FIRST FLOOR



IMPORTANT NOTICE

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MONEY LAUNDERING REGULATIONS

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.