







1 DELPH COTTAGES

BARSEY GREEN LANE | BARKISLAND | HX4 0BW

An exciting opportunity has arisen to purchase this semi-detached cottage located in an elevated position from where it enjoys enviable far-reaching views.

The spacious accommodation is in need of some updating and briefly comprises a sitting room, kitchen with Aga, entrance porches to front and rear, three bedrooms, study/dressing room, a ground floor shower room and a bathroom.

Externally the property benefits from lawn gardens to side and rear elevations, and off-road parking.

The property is offered for sale with NO UPWARD CHAIN.



GROUND FLOOR

Entrance Porch
Entrance Vestibule
Sitting Room
Dining Kitchen
Rear Utility Porch
Shower Room

FIRST FLOOR

First Floor Landing
Bedroom 1
Bedroom 2
Study / Dressing Room
Family Bathroom

SECOND FLOOR

Bedroom 3

COUNCIL TAX BAND

B

EPC RATING

G

INTERNAL

The property is entered from front aspect via glazed entrance porch into an entrance vestibule with staircase rising to first floor and providing access to a useful ground floor shower room comprising shower cubicle, basin and WC.

There is a spacious sitting room with marble effect fireplace housing real flame effect gas fire and full height cupboards to one alcove. The dining kitchen has fitted units with sink, Aga inset into chimney breast with cupboards either side, and space for fridge. There is access to cellar from the kitchen and a there is a further glazed porch to the rear of kitchen with plumbing for washer and door to garden. A three-piece shower room completes the ground floor accommodation.

To the first floor the landing area has a window affording superb views. There are two double bedrooms, both with built in storage, with a third bedroom having a fitted wardrobe and staircase to attic room, an ideal dressing room or study. There is a four-piece bathroom comprising bath, corner shower, WC and basin.

The second-floor attic room would make a good sized bedroom with some limited headroom and window to gable end.

EXTERNAL

The property benefits from a level lawn garden extending along the side of the property and to the rear, with mature shrubs and enjoying superb far-reaching views. There is parking in front of property on a shared drive.

LOCATION

The cottage is located within a short stroll of a popular country pub and a short drive from the centre of Barkisland and Greetland villages, which boast local amenities including village schools, churches, cricket club and post office/general store.

There is a regular bus service and the M62 motorway (J22 and J24) is within 15 minutes' drive allowing speedy access to the motorway network. There is a mainline railway station at nearby Sowerby Bridge.

SERVICES

All mains services.

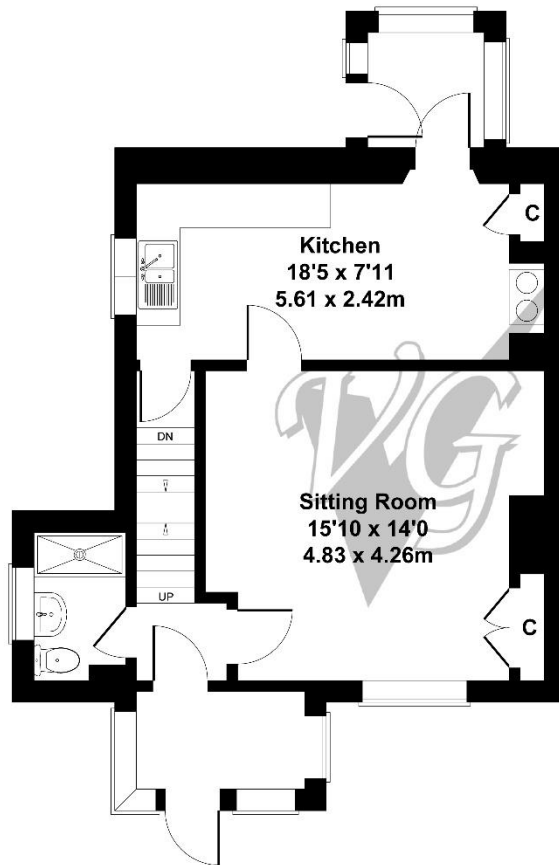
TENURE Freehold.

DIRECTIONS

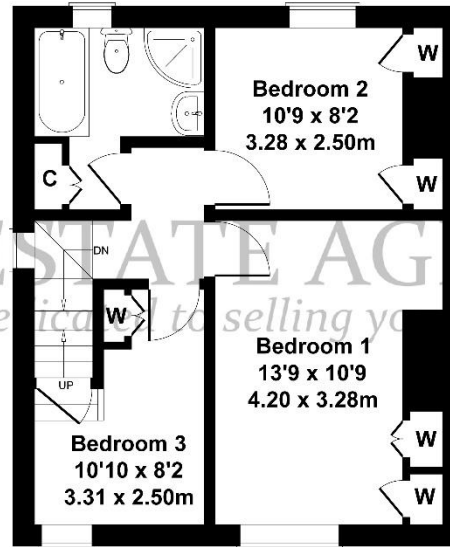
From Ripponden take the Elland Road uphill and proceed past the Fleece Inn. Continue along this road towards the Spring Rock pub. Just before the pub, turn right into Barsey Green Lane and upon reaching Delph Terrace on the right hand side, fork off in front of these cottages, and the property is immediately ahead. For viewing purposes park on Rochdale Road or Barsey Green Lane and walk to the property.



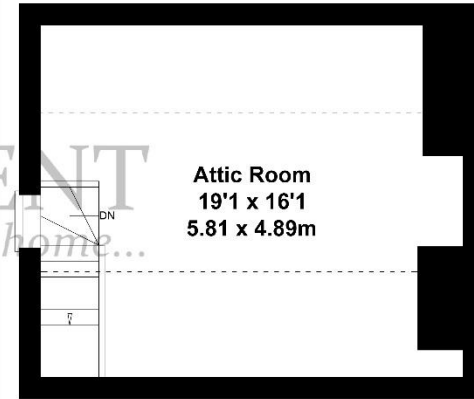
Approximate Gross Internal Area
1238 sq ft - 115 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR





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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.