







## 2 & 3 UPPER DEERPLAY

MILL BANK | HX6 3EB

This deceptively spacious cottage, formerly two separate dwellings, is situated in a quiet location on the outskirts of Mill Bank and enjoys far-reaching rural views towards Norland.

The property is ready for a full programme of renovation and offers the potential to create a stunning family home. Currently the accommodation is arranged over three floors and briefly comprises two reception rooms, kitchen, utility room, three bedrooms, study, two attic rooms, bathroom and separate shower. In addition there are two storage cellars.

To the rear of the property is a small garden and there is space for two cars in front of the property.

The property is available with NO UPWARD CHAIN



### GROUND FLOOR

Entrance Hall  
Living Room  
Sitting Room  
Kitchen  
Utility Room

### LOWER GROUND FLOOR

Cellar Storage

### COUNCIL TAX

C

### FIRST FLOOR

Bedroom 1  
Bedroom 2  
Bedroom 3  
Dressing Room  
Bathroom  
Shower

### SECOND FLOOR

Attic 1  
Attic 2

### EPC RATING

TBC



### INTERNAL

The property is entered into a hallway with staircase rising to the first floor.

There are two reception rooms in the property, a living / dining room with cupboards built into the alcove and a fireplace housing a gas fire. The second reception room is a particularly spacious sitting room.

There is a galley style kitchen with some base units and sink with double drainer. The kitchen is open through to the similarly sized utility room which has a porcelain sink. Doorways from both the kitchen and utility room lead down to separate cellar rooms.

There are two particularly spacious double bedrooms located on the first floor and a single bedroom, all enjoying delightful rural views. A door from bedroom 1 leads to a potential study or dressing room, from where a staircase rises to one of the attic rooms. A further staircase from the landing accesses the second attic room. Completing the first floor accommodation is a three-piece bathroom and small room housing a separate shower.

### EXTERNAL

There is a small garden to the rear of the property (accessed via neighbours garden) and parking for two cars directly in front of the property.

### LOCATION

Mill Bank is an award-winning conservation village surrounded by some of the most beautiful countryside in the area with the choice of many footpaths through woodland onto open moorland. There is an excellent pub/restaurant and outstanding school in the village, and more extensive amenities at nearby Ripponden and Sowerby Bridge.

The village has a bus service, and there is a mainline railway station for Leeds/Manchester in Sowerby Bridge. The M62 motorway (J22 & J24) is within 15 minutes' drive allowing speedy access to the motorway network east and west.

### SERVICES

All mains services. No central heating (gas fires in reception rooms – currently capped off).

### TENURE

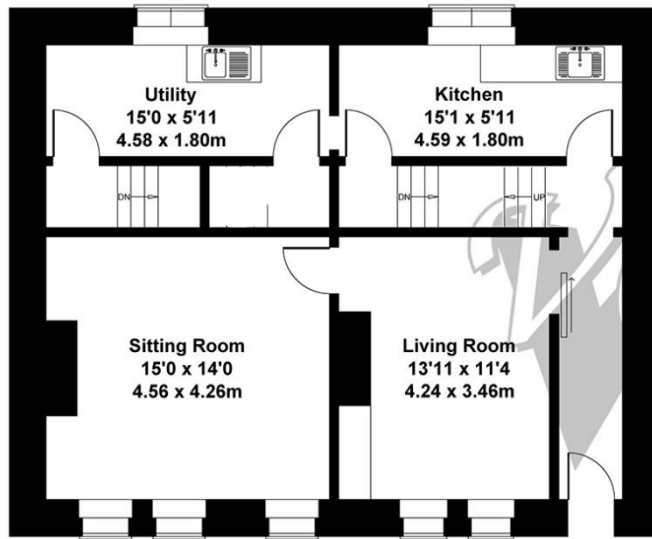
Freehold.

### DIRECTIONS

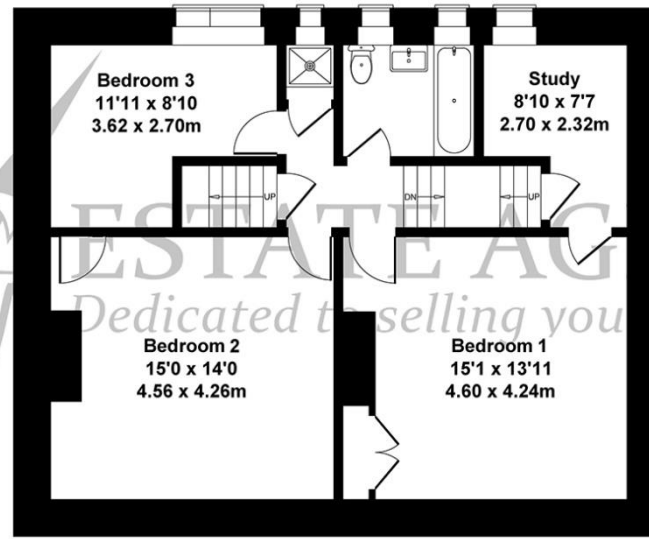
From Ripponden take the Halifax Road towards Sowerby Bridge and on reaching the old Triangle Inn turn sharp left into Oak Lane, the turning to Upper Deerplay is on the right hand side just after the left turn down Dean Lane. Parking is limited so for viewing purposes please park considerably on the road and walk to the property.



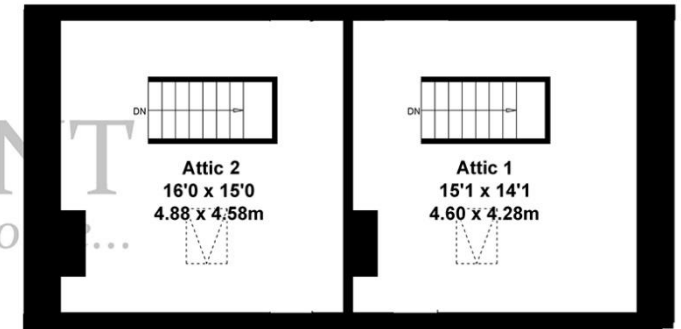
Approximate Gross Internal Area  
1948 sq ft - 181 sq m



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



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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.