



28 CLAY PIT LANE HOLYWELL GREEN

£180,000
FREEHOLD

A delightful mid-terrace cottage, situated in the highly sought-after semi-rural location of Sowood, enjoying far-reaching views across Calderdale. Built in 1865, this characterful property retains a wealth of period features including exposed beams and a stone hearth, offering charm and history in equal measure. The surrounding area is ideal for those who enjoy the outdoors, with an array of scenic walks on the doorstep and several acclaimed local pubs nearby. Excellent transport links provide easy access to Halifax, Huddersfield and the M62 motorway network. The accommodation briefly comprises: lounge and kitchen to the ground floor; master bedroom, second bedroom/study and a bathroom to the first floor. The property further benefits from a small cellar and an attractive front garden laid to lawn with a paved seating area. Additional features include uPVC double glazing and gas central heating throughout.



• STONE BUILT COTTAGE • TWO BEDROOMS • LIVING ROOM • KITCHEN • HOUSE
BATHROOM • SOUGHT AFTER LOCATION • GARDEN TO THE FRONT

Living Room

A spacious and characterful reception room featuring a cast iron multi-fuel stove set within an original stone hearth. Additional period features include exposed ceiling beams, an attractive wooden window seat, and exposed stone detailing around the window.

Kitchen

Fitted with a range of wall and base units and incorporating a stainless steel sink with drainer, electric oven with gas hob and extractor fan. The kitchen also houses the boiler, has plumbing for a washing machine, access to the cellar, and a door leading out to the rear.

Cellar

Providing storage space

First Floor

Featuring exposed wooden beams, a built-in storage cupboard and access to the loft via a hatch.

Bedroom One

A generous double bedroom enjoying a feature fireplace, wooden window seat, and exposed stonework around the window.

Bedroom Two

A versatile single bedroom, ideal as a guest room or home office, with exposed wooden beams adding character to the space.

Bathroom

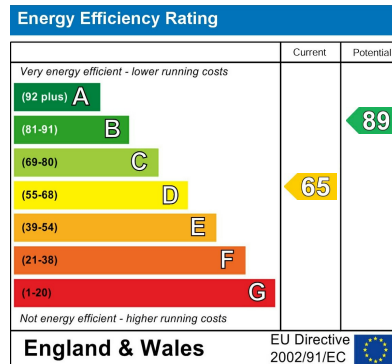
A modern bathroom fitted with spotlights, heated towel rail, vanity unit with hand wash basin, WC, and a bath with shower over.

External

Positioned to the front of the property, the garden offers a good-sized lawn complemented by two seating areas. Attractive borders with a mix of evergreen shrubs and flowering plants provide seasonal interest. On street parking is available.







Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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