

Chapters



FORGE COTTAGE THE GREEN SHARLSTON COMMON

£170,000
FREEHOLD

Nestled in the area of Sharlston Common, this delightful property on the Green offers a perfect blend of character and modern living. Built in 1880, the property boasts a rich history while providing a comfortable and inviting atmosphere for its residents. Spanning an impressive 775 square feet, this home features two spacious double bedrooms, ideal for families or those seeking extra space for guests. The heart of the home is a generous reception room, with the large conservatory that naturally extends the living space, allowing natural light to flood in. The property also includes a well-appointed bathroom. The layout is thoughtfully designed to maximise space and comfort, making it an ideal choice for those looking to downsize or first-time buyers seeking a peaceful retreat. With its prime location in Sharlston Common, residents will enjoy a tranquil setting while still being within easy reach of local amenities and transport links. This property is a rare find, combining historical charm with modern comforts, making it a wonderful place to call home.



• CHARACTER PROPERTY • LIVING DINING ROOM • KITCHEN • DOWNSTAIRS
WC • CONSERVATORY

Entrance

Access via a composite front door with staircase to the first floor and door to:

Kitchen

Matching wall and base units with a 1 1/2 stainless steel sink and drainer with integrated oven, hob and extractor hood over. Space for an undercounter fridge and plumbing for a washing machine. Double glazed window to the front.

Living Dining

Spacious room with double glazed window looking into the conservatory, two radiators and door to:

Conservatory

Good sized room with double glazed windows to three sides, door leading to the rear yard and radiator.

WC

Comprising WC, wash basin and radiator.

First Floor

With radiator and loft access point which is fully insulated.

Bedroom One

Double room with fitted wardrobe, storage cupboard, radiator and double glazed window to the front.

Bedroom Two

Further double with fitted wardrobe, radiator and double glazed window to the rear.

Bathroom

Three piece suite comprising WC, wash basin and tiled bath with shower over. Part tiled walls, tiled flooring, radiator and frosted double glazed window.

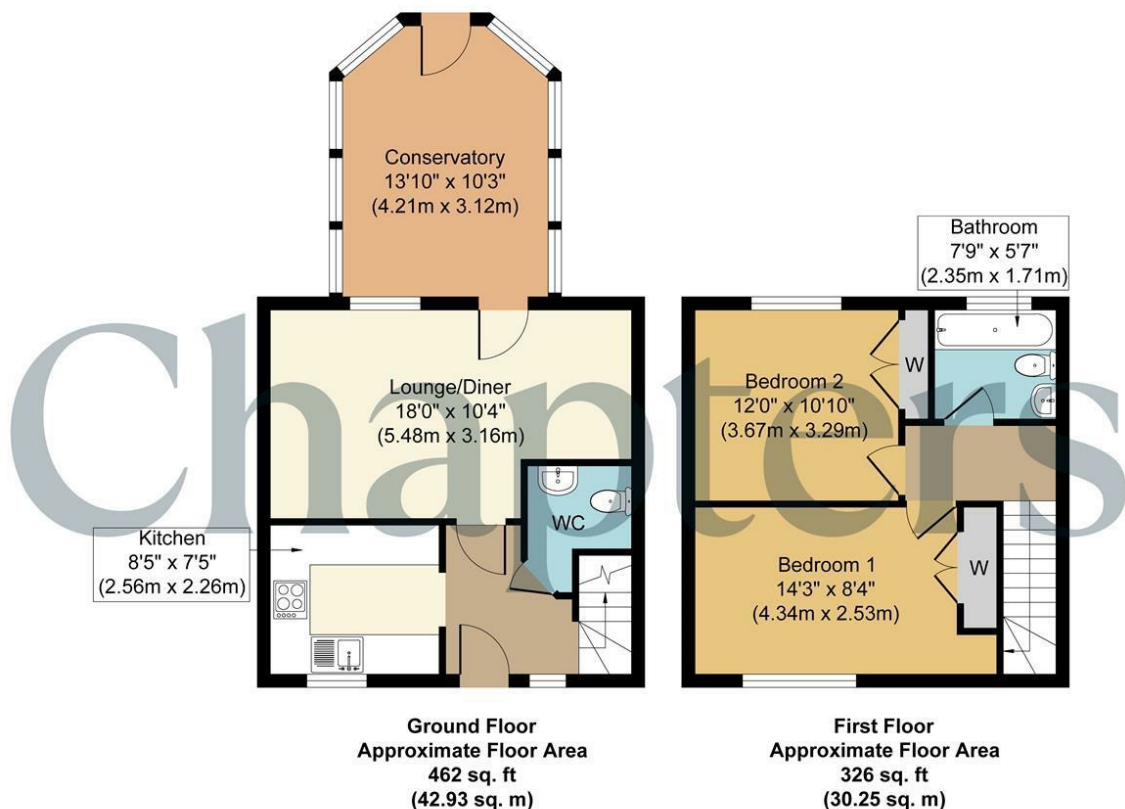
External

The property benefits from parking to the front, garage positioned a short walk from the property and paved yard to the rear.

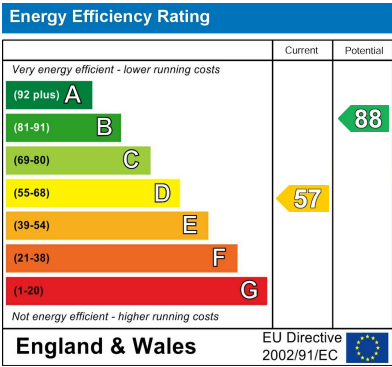


- TWO DOUBLE BEDROOMS • REAR YARD • DETACHED GARAGE • NO UPWARD CHAIN • SOLD WITH FURNITURE





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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