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**Leaffield Cottage Eccles Road, Chapel-En-Le-Frith**

**Guide Price £495,000**





## Leaffield Cottage Eccles Road

Chapel-En-Le-Frith, High Peak

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

- Charming Period Cottage with Original Features
- Popular Chapel-en-le-Frith Location
- Freehold Terraced Cottage
- Two Bathrooms
- Two Receptions
- Driveway Parking
- Tax Band D
- EPC Rating D







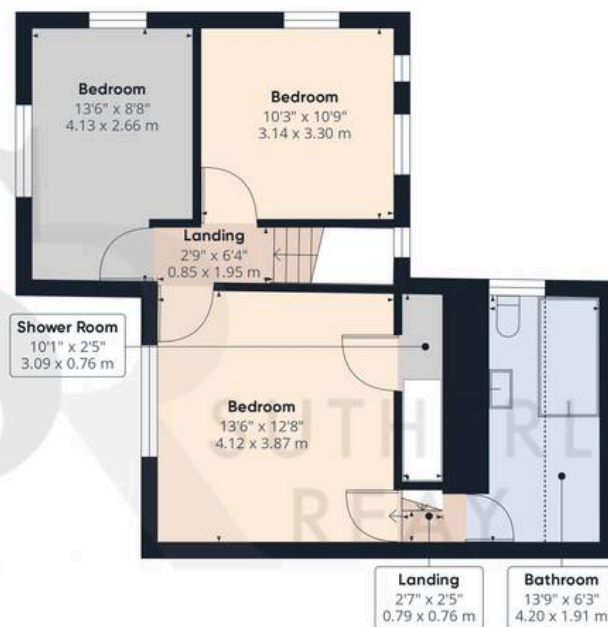








Floor 0



Floor 1

**Approximate total area<sup>(1)</sup>**

1202.24 ft<sup>2</sup>

111.69 m<sup>2</sup>

**Reduced headroom**

715.26 ft<sup>2</sup>

6.17 m<sup>2</sup>

(1) Excluding balconies and terraces

**Reduced headroom**

Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360





## Sutherland Reay

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