



Burrwood Terrace, Holywell Green, HX4 9AL
Offers Over £180,000

E & H
Edkins Holmes
ESTATE AGENTS

A delightful two-bedroom character cottage offering charm, comfort, and practicality. The property features a welcoming living space, a modern shower room, and two well-proportioned bedrooms, making it ideal for a variety of buyers.

To the rear is a generous garden, which includes an outdoor swimming pool (not currently in use) that offers exciting potential for refurbishment or an opportunity to re-landscape to suit your needs. Conveniently located for local amenities, schools, and commuter links, this appealing cottage blends traditional character with everyday ease of living.



Entrance Hall

Tiled flooring. UPVC double glazed door to front elevation.

Lounge 13'8" x 12'8" (4.189 x 3.877)

Gas stove set in an Inglenook fireplace. Ceiling beams. Radiator. Wooden double glazed window to front elevation.

Dining Kitchen 17'10" x 6'7" (5.450 x 2.021)

Fitted kitchen with a range of wall and base units. Stainless steel one bowl sink. Gas hob. Electric cooker point. Cooker hood. Plumbing for washing machine. Two radiators. Wooden stable door to rear elevation. Wooden double glazed window to rear elevation.

Landing

Stairs leading from entrance hall. Exposed stone wall. Loft access.

Bedroom One 19'4" x 9'1" (5.914 x 2.776)

Fitted wardrobes. Radiator. French doors to rear elevation. Wooden double glazed window to front elevation.

Bedroom Two 11'1" x 8'5" (3.380 x 2.571)

Fitted wardrobes. Radiator. Wooden double glazed window to front elevation.

Shower Room

Wash hand basin. Low flush W.C. Shower cubicle. Chrome towel radiator. Wooden double glazed window to rear elevation.

Rear Garden

Tiered garden with decking and patio.

Council Tax Band

B

Location

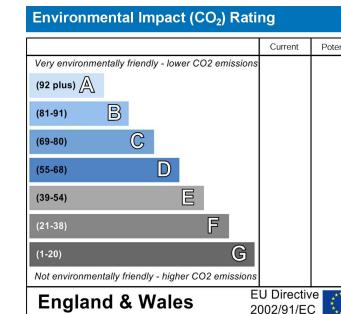
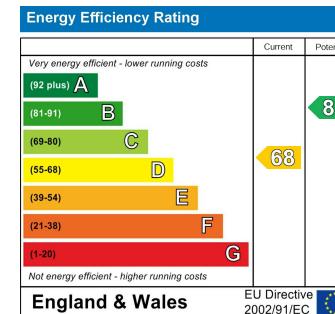
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
easy.washed.audit

Disclaimer

DISCLAIMER: Whilst we endeavour to make our sales details accurate and reliable they should not be relied on as statements or representations of fact and do not constitute part of an offer or contract. The Seller does not make or give nor do we or our employees have authority to make or give any representation or warranty in relation to the property. Please contact the office before viewing the property to confirm that the property remains available. This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.

We are not a member of a client money protection scheme.







6a Stainland Rd, West Vale, Halifax, West Yorkshire, HX4 8AD
www.edkinsandholmes.co.uk • 01422 310044