



Station Road, Holywell Green, HX4 9AW  
£160,000

**E&H** Edkins Holmes  
ESTATE AGENTS



A charming two-bedroom cottage with an additional attic room, ideally situated in the highly sought-after village of Holywell Green. This characterful home features a welcoming lounge with original features, adding warmth and charm, alongside a spacious dining kitchen perfect for everyday living and entertaining. To the rear, the property benefits from an enclosed yard area, offering a private outdoor space.

Holywell Green is a popular residential area known for its friendly community feel, local shops, well-regarded schools and nearby countryside walks. The property also offers excellent commuter links, with easy access to the M62 motorway network, making it ideal for travel to both Leeds and Manchester. Conveniently positioned for local amenities and transport links, this delightful home is suited to a wide range of buyers. Early viewing is highly recommended.



**Entrance Hall**  
Radiator. UPVC double glazed door to front elevation.

**Lounge 14'5" x 11'3" (4.409 x 3.440)**  
Inglenook fireplace. Exposed beams. Access to cellar.  
Radiator. UPVC double glazed window to front elevation.

**Dining Kitchen 13'11" x 13'0" (4.246 x 3.985)**  
Fitted kitchen with wall and base units. Stainless steel one bowl sink. Electric oven. Electric hob. Stainless steel cooker hood. Plumbing for washing machine. Plumbing for dishwasher. Radiator. UPVC double glazed door to rear yard. UPVC double glazed window to rear elevation.

**Landing**  
Stairs from Entrance Hall. Loft access.

**Bedroom One 14'8" x 11'3" plus recess (4.472 x 3.450 plus recess)**  
Stairs leading to attic room. Radiator. UPVC double glazed window to front elevation.

**Bedroom Two 13'6" x 7'5" (4.134 x 2.283)**  
Radiator. UPVC double glazed window to rear elevation.

**Bathroom**  
Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Chrome towel radiator. UPVC double glazed window to rear elevation.

**Rear Garden**  
Enclosed artificial lawn yard.

**Council Tax Band**  
A

**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:  
green.cute.basin

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