





# 11 THORPE PLACE

HUBBERTON | HX6 1NR

This traditional mid-terraced cottage is situated in the peaceful hamlet of Hubberton, nestled in the hills above the Calder and Ryburn Valleys and surrounded by beautiful open countryside.

Requiring a full programme of renovation, the property presents an excellent opportunity for those looking to create a charming home in this sought-after rural location. The accommodation briefly comprises a spacious living room, dining kitchen, conservatory, two double bedrooms and a shower room. Externally there is an enclosed garden to the rear together with the added benefit of a separate garage.

The property is available with NO UPWARD CHAIN.



## GROUND FLOOR

Entrance Porch  
Living Room  
Kitchen  
Conservatory

## FIRST FLOOR

Landing  
Bedroom 1  
Bedroom 2  
Shower Room

## COUNCIL TAX

B

## EPC RATING

C

### INTERNAL

The property is entered into a porch leading to a spacious living room with a gas fireplace and window overlooking the front elevation.

To the rear of the property is a dining kitchen fitted with a range of base and wall units incorporating a sink and drainer. There is ample space for a dining table and a useful understairs storage cupboard. Beyond the kitchen is a conservatory, providing a pleasant additional reception space with access out to the rear garden.

On the first floor are two well-proportioned double bedrooms. Bedroom 1 is located to the front of the property, whilst bedroom 2 overlooks the rear garden and houses the gas combination boiler. Completing the accommodation is a three-piece shower room.

Whilst requiring updating throughout, the property offers excellent scope for renovation and modernisation to create a delightful home in a picturesque setting.

### EXTERNAL

There is a lawned garden to the rear of the property, and a garage within a block of three set away from the cottage

### LOCATION

Located in the rural hamlet of Hubberton, close to Sowerby and Triangle and within easy reach of the excellent amenities of Sowerby Bridge, which include shops, schools, a leisure centre and regular bus service. The property offers good commuter links being only 10 minutes' drive from the mainline railway station at Sowerby Bridge, and the M62 (J24 & J22) are within 25 minutes' drive.

### SERVICES

All mains services. Gas Combi boiler (located in bedroom 2).

### TENURE

Freehold.

### DIRECTIONS

From Ripponden take the A58 Halifax Road towards Sowerby Bridge and on reaching Triangle take the second left turn after the Triangle Inn into Butterworth Lane, passing Triangle School and continuing uphill. At the junction go straight ahead into Upper Field House Lane. At the T-junction, turn left into Rooley Lane take the first right into Hubberton Green Road, after 100 meters the cottages can be found on the left. Proceed past the garage on the left and Thorpe Place can be found at the end of the unmade road. 11 can identified by our for sale board.

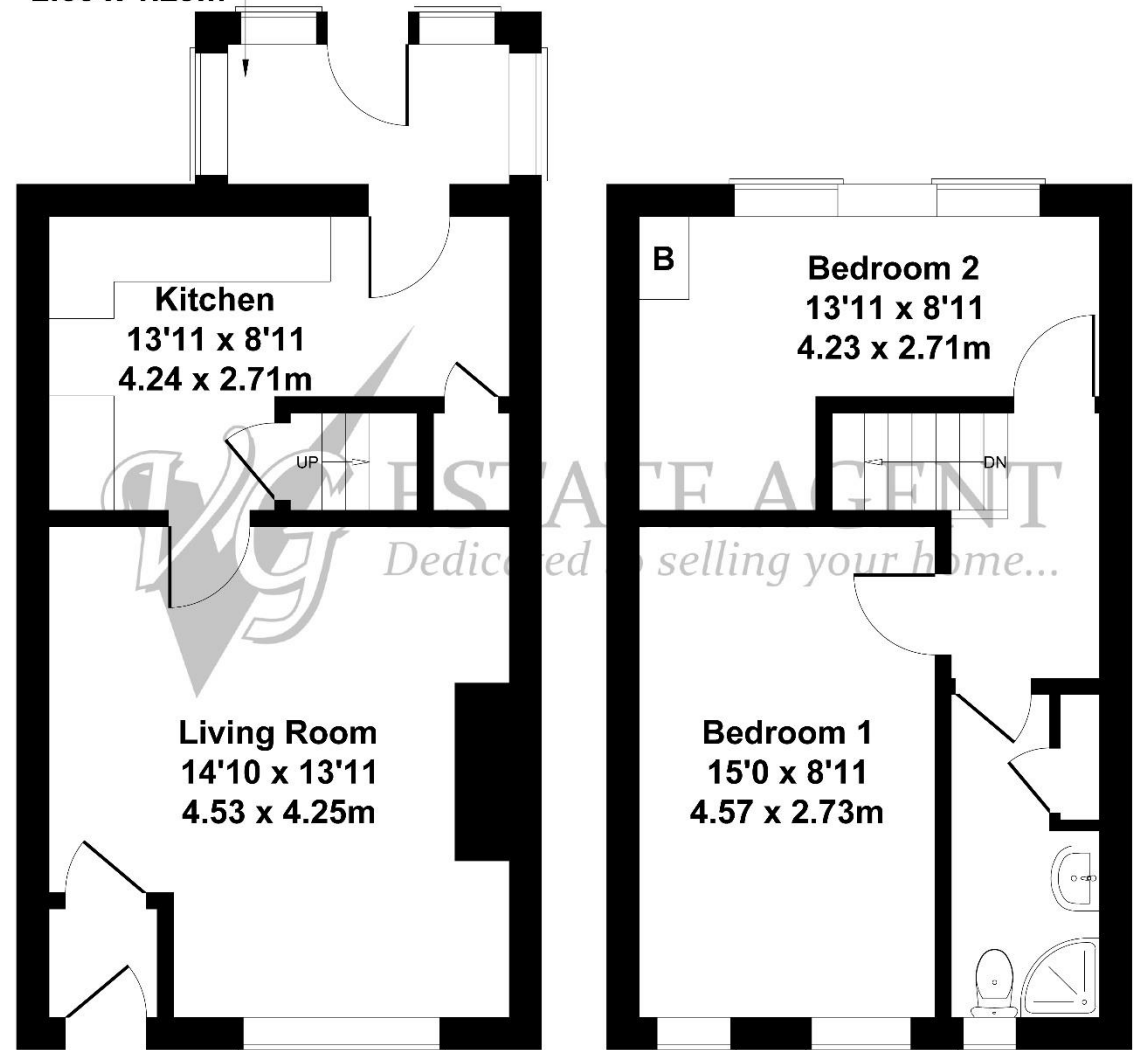
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**Conservatory**  
8'6 x 4'3  
2.60 x 1.29m

**Approximate Gross Internal Area**  
721 sq ft - 67 sq m



**GROUND FLOOR**

**FIRST FLOOR**

**IMPORTANT NOTICE**

**MONEY LAUNDERING REGULATIONS**