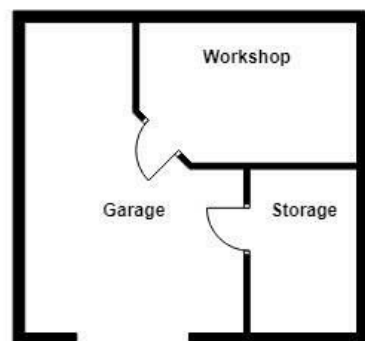
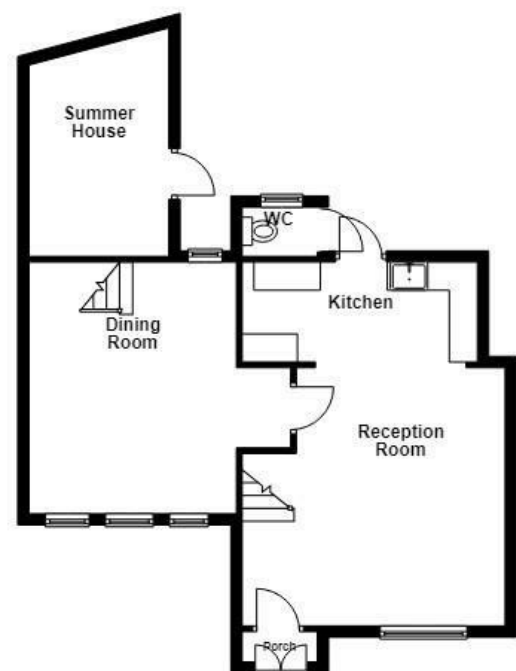


Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	49	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Sladen Bridge, Stanbury, BD22 OET

Price Guide £265,000

A BEAUTIFUL END TERRACE COTTAGE

To be sold via auction - powered by The Auction Group!

This outstanding two-bedroom end cottage offers a rare blend of period charm and modern living, making it an exceptional find in a private and picturesque location. The property boasts an abundance of space, featuring two generous double bedrooms, each enhanced by unique mezzanine features that lend a sense of character and versatility. The ground floor provides two inviting living areas, ideal for relaxing or entertaining, while original features throughout the home create a warm and welcoming atmosphere. The cottage is perfectly positioned to take advantage of panoramic countryside views, offering a peaceful retreat just a stone's throw from the vibrant centre of Haworth. Additional benefits include off-road parking, a detached garage for secure storage, and a layout that balances comfort with style in every detail.

The outdoor space is equally impressive, providing a tranquil setting to enjoy the beautiful surroundings. The enclosed garden is thoughtfully landscaped with Indian stone paving and a spacious decking area, ideal for al fresco dining or quiet reflection. A detached garage offers further convenience, while a separate WC adds practicality for outdoor gatherings. The highlight of the garden is the summer house, equipped with power and lighting (perfect for use as a home office, studio or entertaining space throughout the year). Mature planting and carefully designed boundaries create a sense of privacy and seclusion, making this garden a true oasis. With countryside views as your backdrop and only a short walk to Haworth centre, this property

Sladen Bridge, Stanbury, BD22 OET

Price Guide £265,000

 2  1  2  E

- Tenure
 - Off Road Parking To The Rear
 - Full Of Character And Versatility
 - Easy Access To Major Network Links
- Council Tax Band D
 - Two Well Proportioned Bedrooms
 - Panoramic Countryside Views
- EPC Rating E
 - Fitted Kitchen And Three Piece Bathroom Suite
 - Viewing Essential

Ground Floor

Entrance Porch

4'5 x 1'9 (1.35m x 0.53m)

UPVC double glazed French front entrance doors, UPVC double glazed window, tiled floor and hardwood single glazed door to reception room.

Reception Room

15'2 x 15'1 (4.62m x 4.60m)

UPVC double glazed window, central heating radiator, exposed beams, cast iron multi fuel burner with stone hearth and surround, integrated alcove storage, television point, two feature wall lights, hardwood floor, open to kitchen, door to dining room, storage and stairs to first floor.

Kitchen

13'9 x 5'10 (4.19m x 1.78m)

UPVC double glazed window, range of panel wall and base units, granite effect surface, tiled splash back, Belfast sink with mixer tap, three door range with five ring gas hob, integrated extractor hood, space for fridge freezer, integrated boiler, spotlights, stone flag floor, UPVC door to rear and open to dining room.

Dining Room

16'2 x 14'9 (4.93m x 4.50m)

Two UPVC double glazed windows, hardwood double glazed leaded window, central heating radiator, exposed beams, integrated shelving, wood effect laminate flooring and stone feature staircase to bedroom two.

First Floor

Landing

13'3 x 3'11 (4.04m x 1.19m)

Coving, smoke alarm, exposed stone wall, wood effect laminate flooring, hardwood doors to two bedrooms and bathroom.

Bedroom One

15'2 x 15'1 (4.62m x 4.60m)

UPVC double glazed window, central heating radiator, fitted wardrobe, wood effect laminate flooring and stairs to mezzanine.

Mezzanine

13'9 x 10'10 (4.19m x 3.30m)

Exposed beams and wood effect laminate flooring.

Bedroom Two

13'6 x 12'6 (4.11m x 3.81m)

Three UPVC double glazed windows, central heating radiator, original stone fireplace and stairs to mezzanine.

Mezzanine

10'5 x 5'11 (3.18m x 1.80m)

Bathroom

13'7 x 6' (4.14m x 1.83m)

Three hardwood double glazed leaded windows, central heating radiator, wood panel bath with direct feed shower, vanity top wash basin with traditional taps, low flush WC, tiled elevation, coving and wood effect laminate flooring.

External

Front

Enclosed paved courtyard.

Rear

Enviably tiered laid to lawn garden, paving, artificial lawned area, stone chippings, bedding areas and mature shrubbery, summerhouse.



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