



HILL HOUSE LANE,
OXENHOPE, BD22 9JH
£145,000

2 Bedroom House
EPC Rating: D

LINLEY &
SIMPSON

CALLING CHARACTER PROPERTY LOVERS! Available for sale is this very unique and deceptively spacious, Grade II listed stone cottage in Oxenhope. This period property would make a fantastic first home or it would be a great rental/ holiday let for any budding landlords.

Oxenhope is a quaint village located just south of Haworth in West Yorkshire. This sought-after area has a fantastic mix of properties, ranging from pre 1800's farmhouses and mills to more modern (but still tasteful) developments. The location is approximately 5 mile's distance from Keighley town centre which offers a range of shops, amenities, bars, restaurants as well as primary and secondary schools. Keighley is also well served by excellent road and rail links to other West and North Yorkshire business centres which include Skipton, Ilkley, Bradford and Leeds. Oxenhope itself is a beautiful, quiet village with character properties like this aplenty.

Accommodation

Ground Floor

Entrance

Main entrance into the property is via the kitchen/ diner. There is however a cloakroom space within the kitchen/ diner for additional storage.

Kitchen/ Dining Room

The kitchen/ diner is a fantastic large room with a vaulted ceiling adorned with original beams. There are ample wall and base units within the kitchen/ diner and there are two windows, one looking over the front aspect and another which is a through-by-light window at the rear.

Living/ Sitting Room

The main room on the ground floor in the cottage is a large living/ sitting room which is illuminated by stunning stone mullion windows. There is a large multi-fuel stove which is set within the exposed stone hearth; and the room is filled with quirky characterful features which have been lovingly preserved by the current owners.

Lower Ground Floor

Cellar

There is a modest cellar beneath the property which is a very handy storage space for the house.

First Floor

Master Bedroom

The master bedroom on the first floor and is a front-facing double bedroom which like the living/ sitting room has the characterful stone mullion windows looking over the front aspect. Like the rest of the house there are beamed ceilings.

Bedroom Two

The second bedroom is also located on the first floor and is a good sized single bedroom which also has exposed stone walls and fitted shelving.

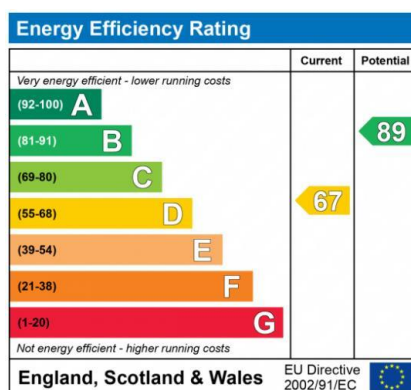
House Bathroom

The house bathroom is also on the first floor and is a three-piece suite including a full sized bath, hand basin and toilet with floor to ceiling tiles.

External

Access at the front of the house is via a shared access private road. There is a modest front yard which the occupants of this house have use of to sit out and enjoy the peaceful Yorkshire countryside too.





The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

AGENTS NOTES:

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