

Peter David

Properties Ltd

Residential Sales and Lettings



Lost Holes, Off Clough Lane Mixenden

£110,000





Nestled just off Clough Lane in Mixenden, this delightful two-bedroom Yorkshire stone cottage is now available for sale through Peter David Properties. This characterful home offers a perfect blend of traditional features and modern living, making it an ideal choice for those seeking a cosy retreat.

Upon entering, you are welcomed by a quaint entrance porch that leads into a spacious reception room, perfect for relaxation or entertaining guests. The open-plan kitchen and living room create a warm and inviting atmosphere, with ample space for a dining area, making it a wonderful setting for family meals or gatherings with friends.

The first floor boasts two double bedrooms, providing comfortable accommodation for residents or guests. The family bathroom is conveniently located to serve both bedrooms.

Outside, the property features an outhouse equipped with water connections, ideal for a washing machine or additional storage. The shared driveway includes a designated parking space, ensuring convenience for residents. The easy-maintenance garden area and paved frontage enhance the property's appeal, offering a pleasant outdoor space to enjoy.

Notable features of this charming cottage include solid oak doors and a staircase, adding a touch of elegance to the home. This property is perfect for those looking to embrace the tranquillity of cottage living while being close to local amenities.

For further information or to arrange a viewing, please do not hesitate to contact our dedicated sales team, who will be more than happy to assist you.

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- CHARACTER COTTAGE WITH OAK BEAMS
- OPEN-PLAN KITCHEN AND LOUNGE
- TWO DOUBLE BEDROOMS
- OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES
- EPC RATING - D
- COUNCIL TAX BAND - A

Accommodation

Entrance porch

Open plan Lounge / Kitchen

15'1" x 17'4" (4.60 x 5.28)

First Floor

Bedroom One

9'1" x 9'6" (2.77 x 2.90)

Bedroom Two

9'1" x 7'6" (2.77 x 2.29)

Bathroom

5'8" x 6'8" (1.73 x 2.03)

External

There is a small garden area and a paved area to the front of the property, with an outhouse and a shared driveway, including its own parking space.

Directions

Please use postcode HX2 8BZ for sat nav directions.

PLEASE NOTE:

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Peter David Properties

Front Ground

Lounge/Kitchen

5250 x 4550

C

1st Floor

Bed 1

2725 x 2825

Bed 2

2375 x 2825

Bath

2025 x 1700

HX2 8SN

Internal - 48m2

This floor plan has been created for illustrative purposes only.

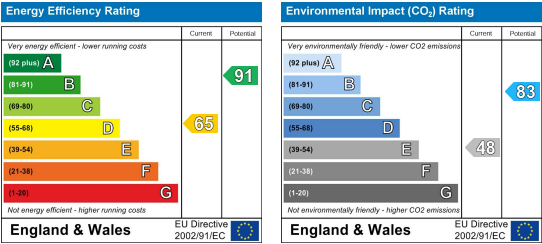
Measurements/dimensions are approximate and layout should only be used for guidance.

Not all storage spaces will be displayed. Internal area is an estimation.

Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.