



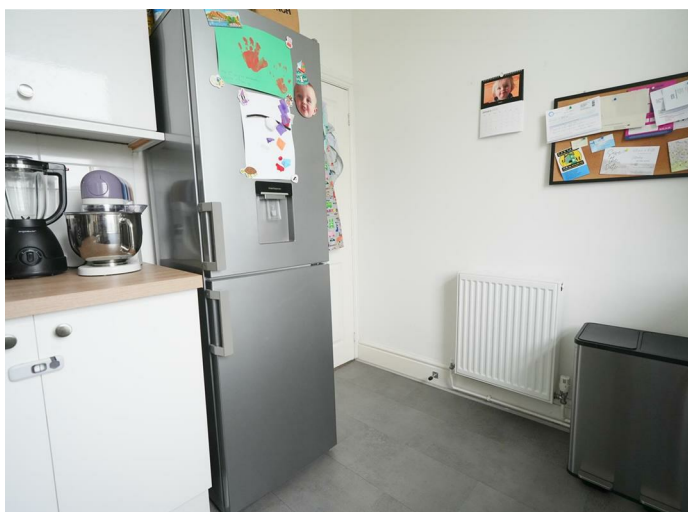
High Street, Halifax, HX4 9PQ
Offers In The Region Of £185,000

E&H Edkins Holmes
ESTATE AGENTS

A charming two-bedroom cottage offering spacious and well-presented accommodation, ideal for those seeking character combined with modern living. The property features a generous lounge and a contemporary fitted kitchen, providing a comfortable and practical layout.

To the upper floors are two well-proportioned bedrooms along with an attractive four-piece house bathroom. Additional storage is available in both the cellar and a boarded attic, adding to the home's versatility.

Externally, the cottage enjoys far-reaching rural views to the rear, creating a wonderful sense of space and a picturesque outlook in this sought-after village setting.



Entrance Hall

UPVC double glazed door to front elevation.

Lounge 13'9" x 13'6" (4.20 x 4.14)

Electric fire set in marble surround. Access to cellar.
Radiator. UPVC double glazed window to front elevation.

Kitchen 9'4" x 8'5" (2.87 x 2.57)

Fitted kitchen with wall and base units. Stainless steel one and a half bowl sink. Electric oven. Gas hob. Cooker hood. Plumbing for washing machine. Radiator. Boiler. UPVC double glazed window to rear elevation.

Cellar 16'11" x 5'7" (5.18 x 1.72)

Landing

Stairs from entrance hall. Loft access via pull down ladder, loft is boarded offering useful storage space.

Bedroom One 17'0" x 13'9" (5.20 x 4.20)

Built in Wardrobes. Radiator. UPVC double glazed window to front elevation.

Bedroom Two 9'10" x 8'5" (3.02 x 2.57)

Radiator. UPVC double glazed window to rear elevation.

Bathroom

Wash hand basin. Low flush WC. Bath with mixer taps. Separate shower cubicle. Radiator. UPVC double glazed window to rear elevation.

Council Tax Band

A

Location

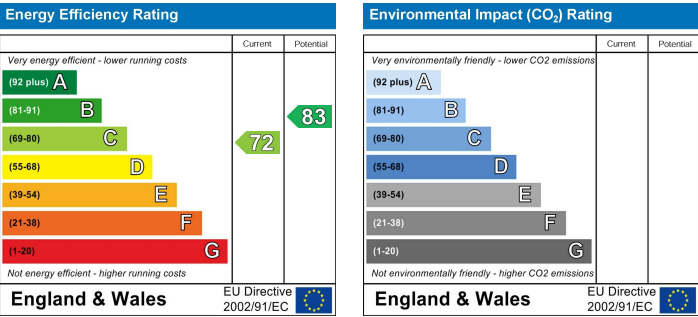
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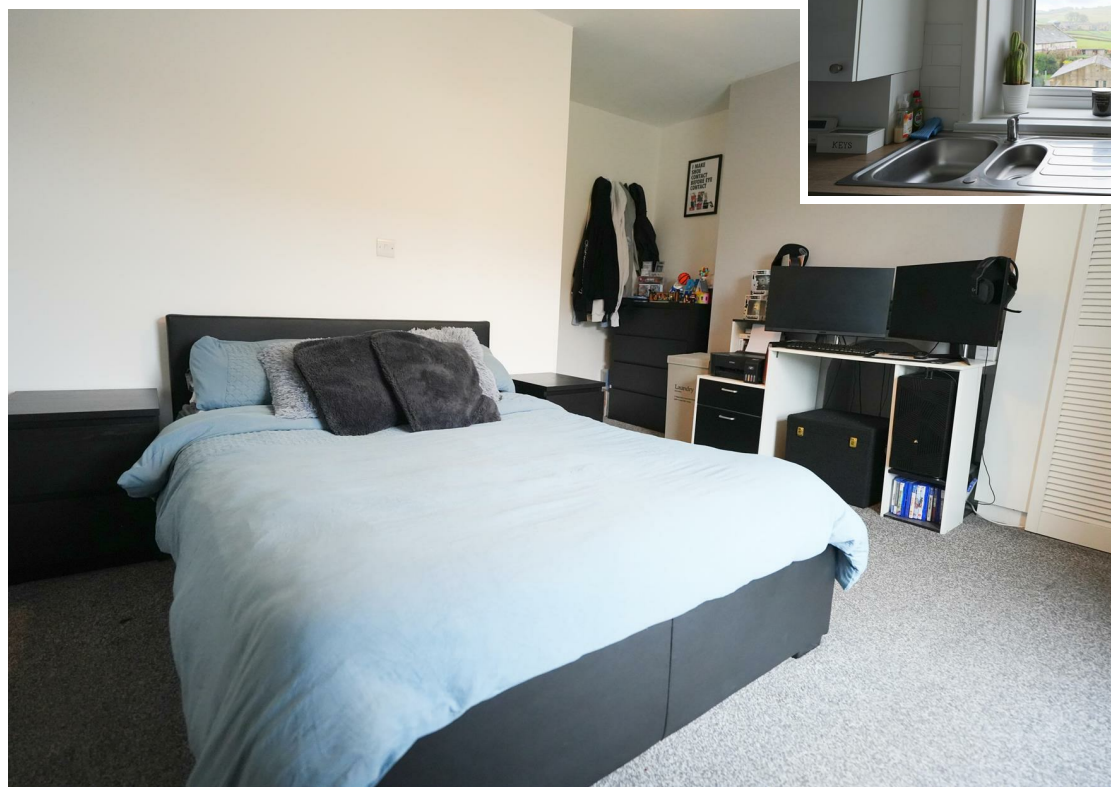
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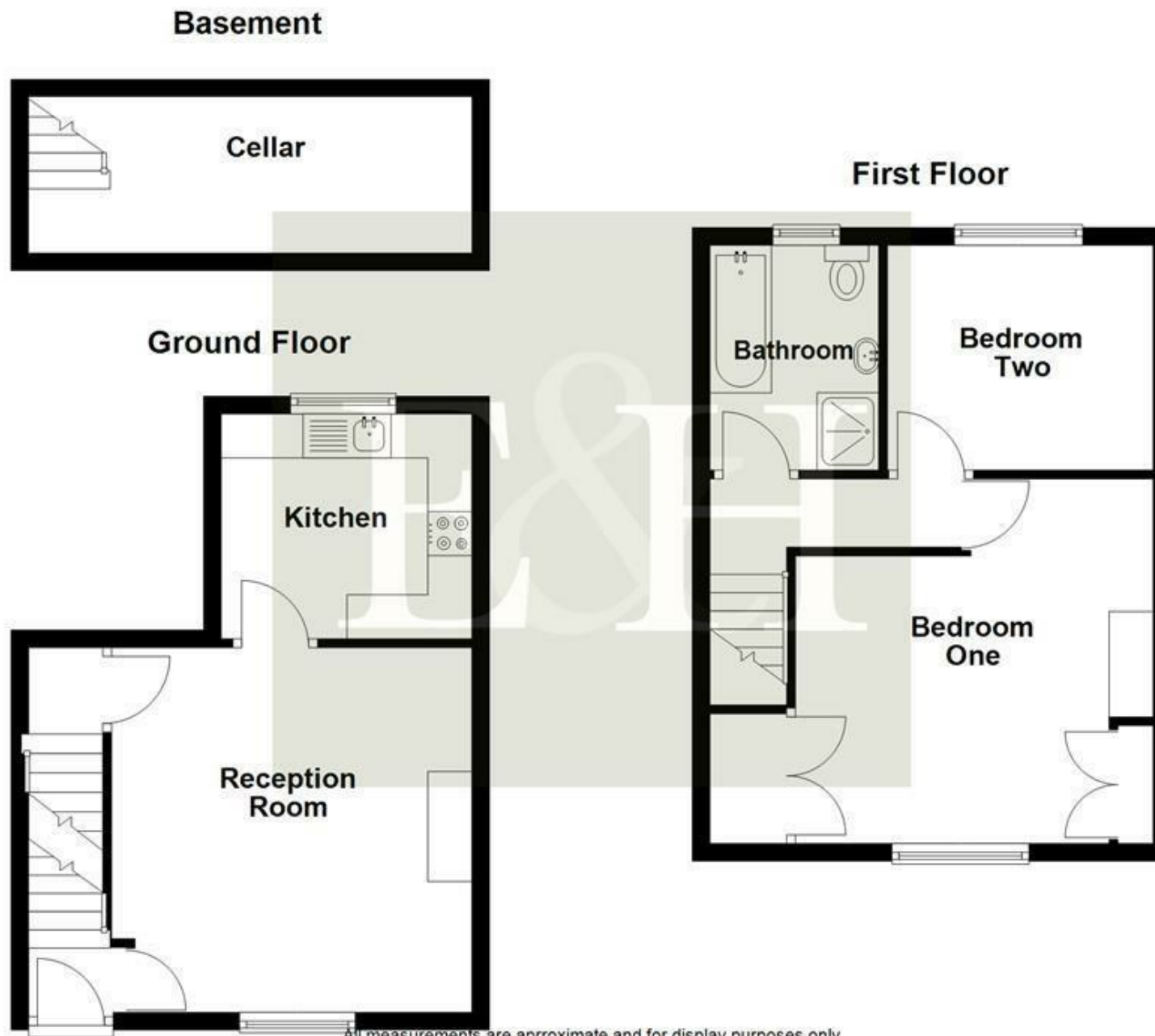
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