



Delightful country cottage with a large terraced garden extending into the wooded hillside. This character stone cottage is located within a wonderful semi-rural setting, close to countryside walks. Accommodation briefly comprises; entrance hall, living room with feature fireplace and stove plus French windows to enjoy the views, fitted dining kitchen with built-in oven and hob, first floor double bedroom with wonderful valley views, second bedroom with rear garden access, modern fitted bathroom and a useful attic. Double glazing and a gas central heating system installed. No Chain.

- Character Country Cottage
- Living Room With Stove
- Modern Bathroom Suite
- No Chain
- Terraced Garden Backing Onto Woods
- Fitted Dining Kitchen
- 2 Bedrooms + Useful Attic
- EPC EER TBC

**Accommodation:**

*All measurements are approximate*

**Location**

Located within Cragg Vale, a beautiful semi-rural setting just over 2 miles from Mytholmroyd and approximately 4 miles from Hebden Bridge town centre. Cragg Vale has steep wooded valleys, fabulous moor and woodland views and many local walks and beauty spots. Commuters will find this a handy spot with the M62 at Milnrow, which is within approximately 10 miles and the M62 at Ainley Top, approximately 14 miles. Mytholmroyd is the closest railway station but it is only just over 6.5 miles to Littleborough station, just over the Pennines.

**Front Entrance**

Steps lead to the front entrance door and a small terrace provides outdoor seating, with a lower paved patio area providing bin storage

**Entrance Hall**

Radiator. Stairs to the first floor landing. Door to the living room.

**Living Room**

*14' 11" x 12' 8" (4.55m x 3.85m)*

A lovely room with feature fireplace housing a multi-fuel stove and exposed stonework. Double glazed French windows to the front elevation. Radiator. Understairs storage cupboard. Door to the dining kitchen.

**Dining Kitchen**

*7' 1" x 15' 9" (2.15m x 4.80m)*

A character kitchen with exposed stone work and beamed ceiling. Fitted with a range of wall and base units with an integrated electric oven, gas hob and cooker hood. Attractive tiled flooring and part tiled surrounds. Stainless steel sink. Double glazed windows to the rear with access to storage beneath the decking. Wall mounted gas central heating boiler. Radiator.

**First Floor Landing**

Spacious landing area with ladder steps leading to the useful attic.

**Bedroom 1**

*10' 0" x 12' 10" (3.05m x 3.90m) + recess*

Double glazed windows to the front elevation with valley views. radiator.

**Bedroom 2**

*6' 11" x 9' 10" (2.10m x 3.00m)*

Double glazed door to the rear elevation, leading to the rear gardens. Radiator.

**Bathroom**

*6' 7" x 4' 7" (2.0m x 1.4m)*

Fitted with a three piece modern white suite comprising; WC, wash hand basin and panelled bath with over bath shower. Part tiled surrounds. Double glazed rear window.

**Attic**

*9' 10" x 15' 4" (3.0m x 4.68m) restricted height*

A useful space, ideal for storage and also used as an occasional bedroom. restricted head height and exposed beams and stonework. Double glazed Velux skylight. Laminate flooring.

**Rear Garden**

There is a large terraced garden to the rear, accessed from the back bedroom or via steps from underneath the decking. Extending into the wooded hillside, the garden is a lovely spot to enjoy the wonderful views.

**Tenure**

This is a Freehold property. Easements apply, please refer to the Title Deeds.

**Directions**

Leave Hebden Bridge on the A646 Halifax Road and proceed to Mytholmroyd centre. Take the right hand turning signed for Cragg Vale and Rochdale. Proceed up the hill and continue for approximately 2.2 miles onto Blackstone Edge Road. Victoria Buildings are located on the left hand side.

**Council Tax**

Band B

Calderdale MBC Council Tax – 01422 288003.

Important: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us. You are advised to check the availability of this property before travelling any distance to view.

Claire Sheehan Estate Agents is a trading name of Moor Moves Limited, an independently owned and operated business. Reg No: 5990757 12 Market Street, Hebden Bridge, West Yorkshire HX7 6AD.

**Claire Sheehan**

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# 15 Victoria Buildings, Cragg Vale, Hebden Bridge, HX7 5TJ

## How To View This Property

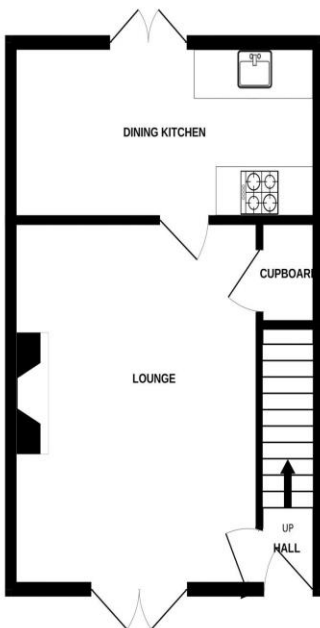
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

## Claire Sheehan Estate Agents

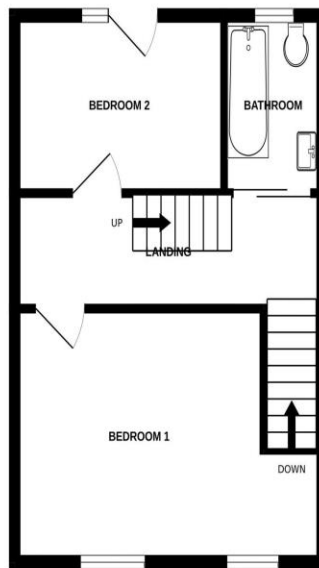
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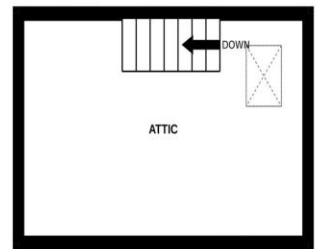
GROUND FLOOR  
342 sq.ft. (31.8 sq.m.) approx.



1ST FLOOR  
350 sq.ft. (32.5 sq.m.) approx.



2ND FLOOR  
138 sq.ft. (12.8 sq.m.) approx.



TOTAL FLOOR AREA : 830 sq.ft. (77.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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