

Charnock Bates



• Upper Flight Stack •

Oxenhope

A superb 2 bedroom character cottage in an enviable countryside location, close to the village of Oxenhope. Currently run as a successful holiday let with Sykes Cottages.

Comprising- entrance hall, dining kitchen, lounge, utility room, rear porch, master bedroom with en suite shower room, bedroom two and house bathroom.

Externally enjoying a low maintenance garden with breath taking views and off road parking for three cars.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

Entrance Hall
Dining Kitchen
Lounge
Utility Room

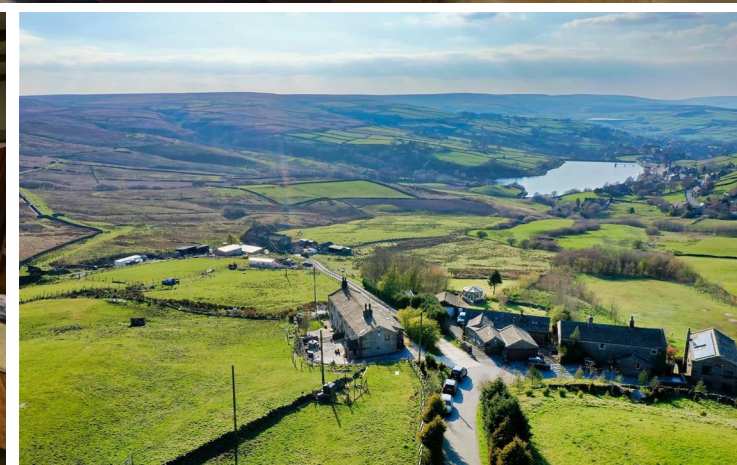
Rear Porch

FIRST FLOOR

Master Bedroom
En Suite Shower Room
Bedroom Two
House Bathroom
Store Room

LOCATION

The small village of Oxenhope lies amid wonderful scenery, and offers the chance to take advantage of the multitude of walks in the area. The village, with its shops, churches and pubs, is home to the terminus for the Keighley and Worth Valley Railway, an authentic steam railway brought to prominence in the film *The Railway Children*, which runs on a regular basis to Haworth and on down to Keighley. The area was made famous by the Bronte sisters, and the outstanding countryside was famously described in the novel *Wuthering Heights* as wild, rugged and barren. The area abounds with popular places to visit; the cobbled streets of Haworth, the Bronte Parsonage Museum, East Riddlesden Hall, and the Museum of Rail. The market town of Skipton, known as the Gateway to the Yorkshire Dales, is a short drive away, and also within reach are elegant Harrogate and vibrant Leeds.





GENERAL INFORMATION

This lovely semi detached country cottage is beautifully-presented with Georgian style throughout, retaining the character and charm of the original dwelling with restored features, including exposed beams, stone fireplaces and a heated floors throughout the ground floor.

Set over two floors the cottage provides two luxurious bedrooms, one including an en-suite shower room.

The first floor is complete with a first-class family bathroom including a bath with overhead shower, wash basin and WC. Downstairs, there is an exquisite lounge featuring a large woodburner, exposed on either side of the stone wall to also provide heat to the fabulous kitchen/ diner. The kitchen is fully equipped with ample storage and appliances including a Smeg range oven with double oven and 6 ring gas hob, dishwasher and fridge. A further fridge /freezer provides useful storage for drinks in the utility room which has an integrated washing machine and a cupboard housing the under floor heating controls.

DISTANCES

Haworth 2 miles
Hebden Bridge 6 miles
Skipton 14 miles
Leeds approx 20 miles
Manchester approx 38.5 miles.
Bradford approx 6.7 miles.

EXTERNALS

An off road parking area creates parking for 3 cars and leads around to the garden. A low maintenance patio garden enjoys an open outlook across the neighbouring fields. Access to gas tank. Please note there is a public footpath accessed via the garden. We are informed by our vendor that is not frequently used.

SERVICES

We understand that the property benefits from mains water and

electricity and has septic tank drainage (tank on neighbours land) and a gas tank with metered gas shared with the neighbouring house. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

TENURE

Freehold with vacant possession upon completion.

FIXTURES AND FITTINGS

Only fixtures and fittings specifically mentioned in the particulars are included within the sale. Items not mentioned such as carpets and curtains may be available subject to separate negotiation.

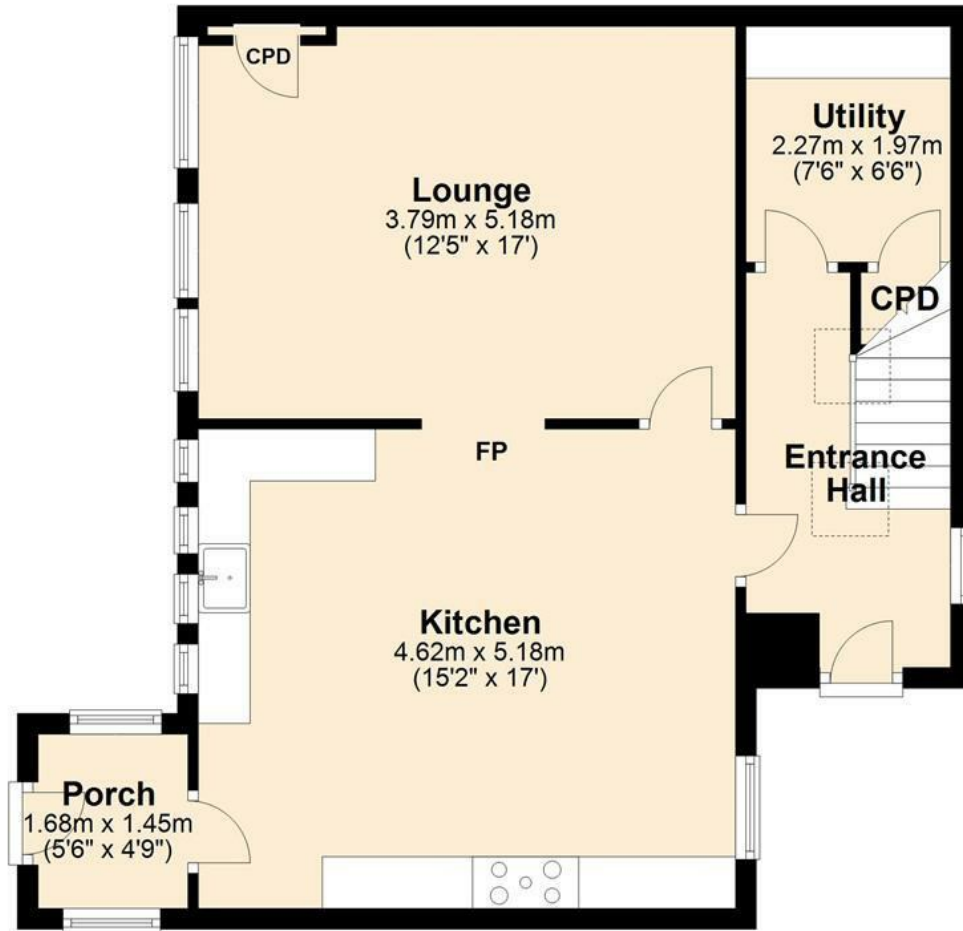
LOCAL AUTHORITY

Bradford MDC

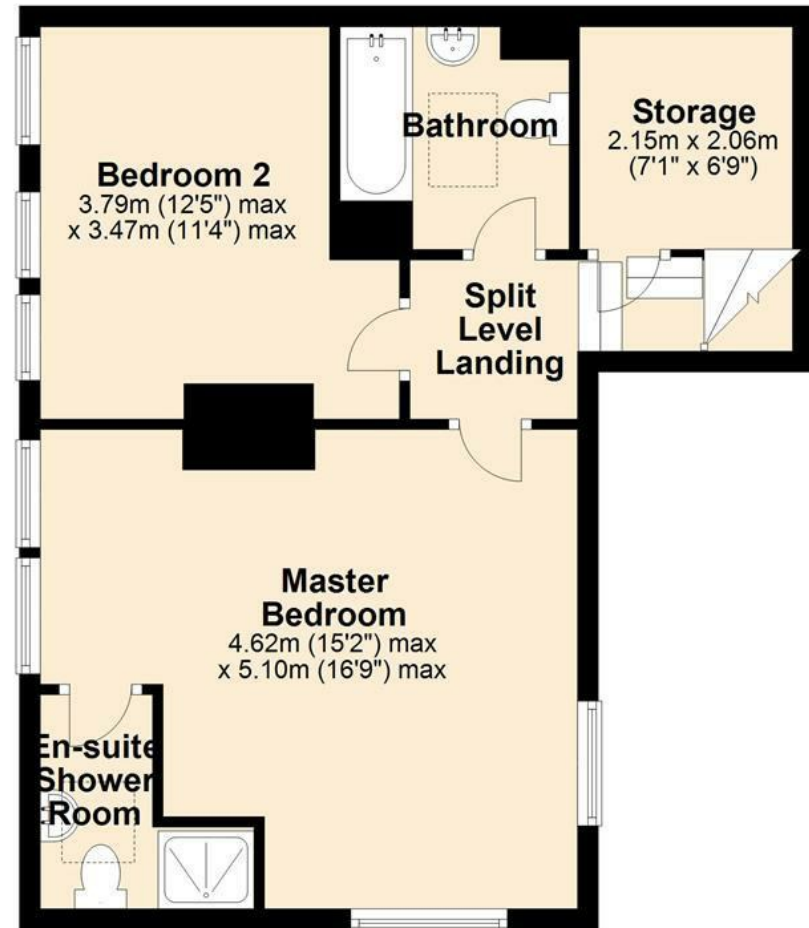
WAYLEAVES,EASEMENTS AND RIGHTS OF WAY

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

Ground Floor



First Floor

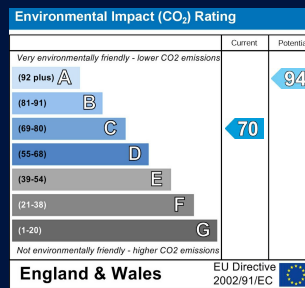
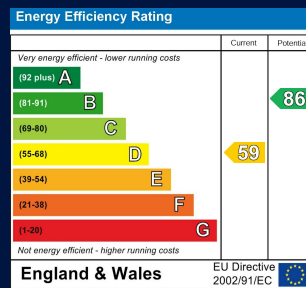




DIRECTIONS TO

From Halifax proceed on the main A629 Keighley Road towards Denholme. Just before the village of Denholme on the bend (salt pile on the right hand side) turn left onto Long Causeway signposted to Oxenhope. Proceed straight along this road and upon reaching the Dog and Gun then turn left onto Sawood Lane. Proceed straight forward until reaching the property on the right hand side as indicated by the Charnock Bates signboard.

For Satellite Navigation- BD22 9SP



Charnock Bates



HALIFAX

Property House, Lister Lane, Halifax HX1 5AS

† 01422 380100

RIPPONDEN

250 Halifax Road, Ripponden HX6 4BG

† 01422 823777

HUDDERSFIELD

Oak House, New North Road, Huddersfield HD1 5LG

† 01484 903000

LONDON

21 Park Lane, Mayfair, W1K 7AG

