

Peter David

Properties Ltd

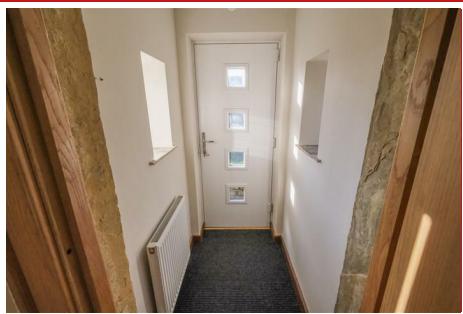
Residential Sales and Lettings



**Lost Holes, Off Clough Lane Mixenden**

**£795 PCM**





Nestled just off Clough Lane in Mixenden, this delightful two-bedroom Yorkshire stone cottage is now available for rent 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.

- 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.



## Road Map



## Hybrid Map



## Terrain Map



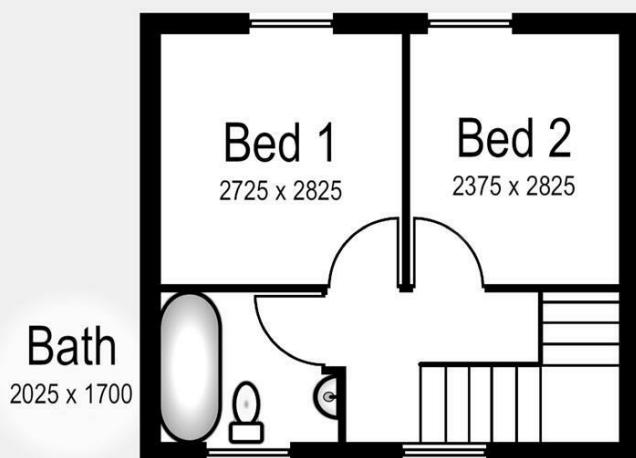
## Floor Plan

Peter David Properties

### Front Ground



### 1st Floor



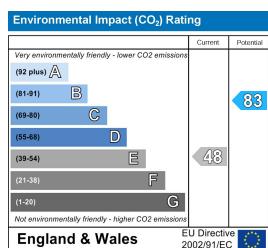
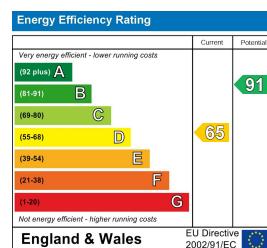
HX2 8SN  
Internal - 48m<sup>2</sup>

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.

361 Skircoat Green Road,  
Halifax  
HX3 0RP

102 Commercial Street  
Brighouse HD6 1AQ

[www.peterdavid.co.uk](http://www.peterdavid.co.uk)

T: 01422 366948  
E: [halifax@peterdavid.co.uk](mailto:halifax@peterdavid.co.uk)

T: 01484 719191  
E: [brighouse@peterdavid.co.uk](mailto:brighouse@peterdavid.co.uk)

20 New Road  
Hebden Bridge HX7 8EF

T: 01422 844403  
E: [hebdenbridge@peterdavid.co.uk](mailto:hebdenbridge@peterdavid.co.uk)

213 Halifax Road  
Huddersfield HD3 3RG

T: 01484 719191  
E: [huddersfield@peterdavid.co.uk](mailto:huddersfield@peterdavid.co.uk)