



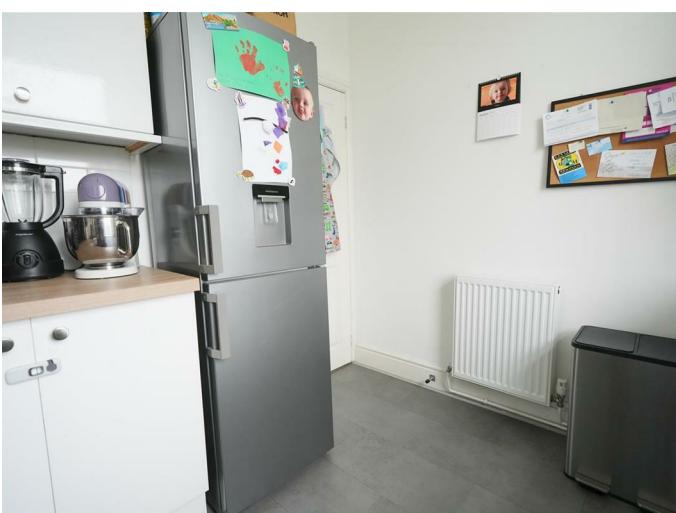
High Street, Halifax, HX4 9PQ  
£190,000

E & Holmes  
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

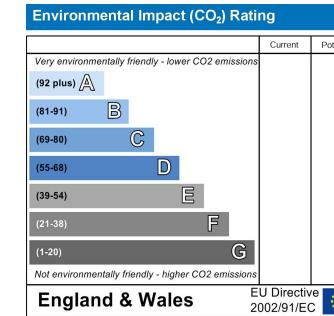
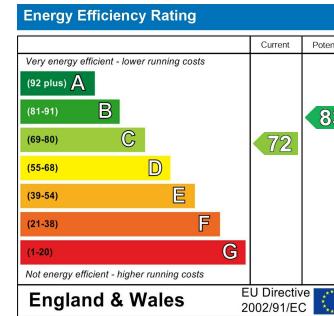
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The three words designated to this property is  
slows.eagle.notes

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