



Maude Lane, Sowerby Bridge, HX6 4BE
PCM £1,050 PCM

E&H Holmes
ESTATE AGENTS

Tucked away in a peaceful, elevated position away from the hustle and bustle, this beautifully presented two-bedroom stone cottage enjoys stunning panoramic views across Ripponden and the surrounding valley countryside.

Combining traditional character with stylish modern living, the property has been thoughtfully updated throughout and features contemporary fixtures and neutral décor, complemented by vibrant feature walls. The accommodation is arranged over two floors and includes a bright, welcoming sitting room, a country-style dining kitchen, two generous double bedrooms, and a modern bathroom.

The cottage benefits from a convenient parking space directly outside the property, together with additional on-street parking on this quiet road. The property remains well connected, with easy access to the M62, regular bus services throughout the valley, and rail connections from Sowerby Bridge. A range of highly regarded local schools, village amenities, countryside walks, and popular pubs are all within easy reach.



Entrance Hall

A welcoming entrance hall providing access to the dining kitchen.

Dining Kitchen 12'4" x 13'3" (3.78 x 4.04)

A beautifully updated contemporary country-style dining kitchen featuring baby blue shaker style units with complementary wood worktops. The kitchen includes an integrated oven, four-ring electric hob with extractor canopy, belfast-style sink, space for a freestanding fridge freezer, and plumbing for a washing machine. There is also a useful under-stairs storage cupboard with built in shelves, providing additional space for a tumble dryer and household storage.

Lounge 11'3" x 12'2" (3.450 x 3.733)

A bright and inviting reception room enjoying dual-aspect windows that frame the stunning far-reaching views across the valley and surrounding hillsides. Thoughtfully decorated with a striking navy-blue feature wall, the room combines contemporary styling with a warm and welcoming atmosphere.

Bedroom One 13'3" x 11'3" (4.04 x 3.45)

A beautifully proportioned double bedroom featuring a dark green accent wall. Large windows maximise the property's elevated position, offering spectacular hillside views directly from the bed. The room also benefits from a comprehensive range of full-height integrated fitted wardrobes, complemented by a matching drawer unit, providing excellent storage throughout.

Bedroom Two 9'1" x 12'5" (2.794 x 3.788)

A versatile second double bedroom, ideal as a guest room, nursery, dressing room or dedicated home office. This room also houses the central heating boiler and offers useful additional storage space for bedding and towels.

Bathroom 9'1" x 3'7" (2.794 x 1.105)

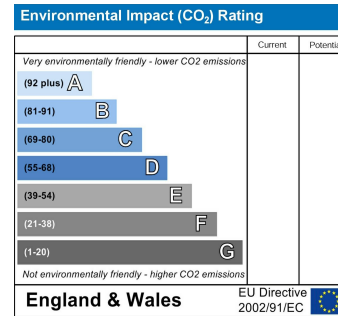
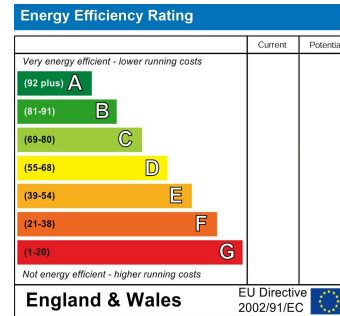
A stylish family bathroom fully tiled in a grey marble-effect stone. The suite includes a full-sized bath with chrome shower and glass screen, pedestal wash basin, WC and heated chrome towel radiator. Integrated shelving provides practical storage for toiletries.

External

To the front of the property is a stone-flagged patio area, providing an attractive low-maintenance outdoor space.

Parking

The cottage enjoys a convenient parking space directly outside the property, together with additional parking available on this quiet road for visitors or households with multiple vehicles.







Approximate gross internal area 718 sq ft - 67 sq m

