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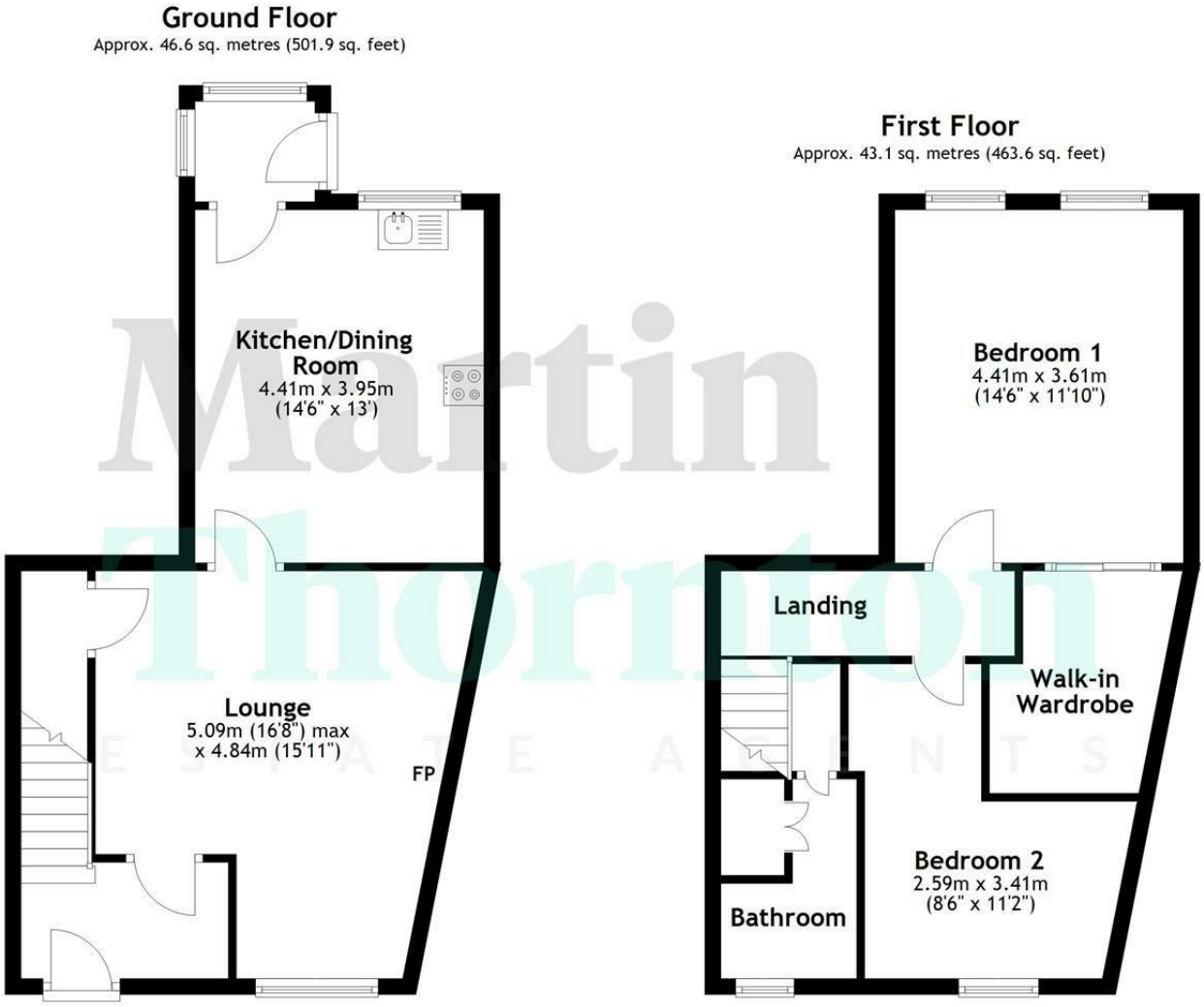
Coldwells Hill, Holywell Green
Halifax,

Offers over £260,000

An instantly appealing, characterful two double bedroom cottage presented to a high standard throughout. Certain rooms enjoy views across open fields on the opposite side of the lane. Whilst enjoying a semi-rural setting, it is also in a most convenient and highly accessible commuting location. Only by an internal inspection can the presentation and accommodation be truly appreciated, blending character and contemporary style seamlessly. It comprises an entrance vestibule, good-sized living room with parquet wood flooring and a remote control gas stove, with access to a useful small cellar. a large rear dining kitchen with integrated appliances and space for a dining table. On the first floor landing, a drop-down ladder gives access to a partly boarded loft area for storage. There are two good-sized double bedrooms, the larger with twin windows and a walk-in wardrobe, and a well-appointed bathroom. The property has gas-fired central heating and sealed unit double-glazing. Externally, there are enclosed front and rear gardens, perfect for outdoor eating and entertaining, both with patio and seating areas. The rear garden has a timber shed, a covered eating area, and vegetable and shrub plots. A wonderful period home that warrants an early inspection.

Coldwells Hill, Holywell Green
Halifax,

Floorplan



Total area: approx. 89.7 sq. metres (965.5 sq. feet)

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Entrance Vestibule

An external composite door with an opaque glazed panel gives access into the entrance vestibule. This has a slate effect tiled floor and a staircase rising to the first floor accommodation. A latched and braced timber door leads to the living room.

Living Room

Positioned at the front of the cottage is this well-appointed reception room. Of particular note is the herringbone style parquet wooden flooring and two beams on display to the ceiling. The focal point of the room is a timber fire surround, incorporating a remote control glazed door log-effect gas stove. There are sealed unit double-glazed windows overlooking the garden, enjoying long distance views. The room is presented to a high standard with plenty of space for furniture and a radiator. A latched and braced timber door leads to the dining kitchen.

Dining Kitchen
This stylish room is presented to a high standard and can accommodate a large dining table. The kitchen units have superb granite worktops with matching upstands, extending into the rear deep window sill. There is a sunken one-and-a-half bowl stainless steel sink. Integrated appliances comprise an induction hob with a glazed splashback, beneath which is a Bosch double oven, dishwasher. There is space for a freestanding fridge freezer and plumbing for an automatic washing machine. Within the plinth, there is an electric fan heater. The room has a twin door, shelved storage cupboard, in a contrasting colour to the units, and a larger storage cupboard. There is oak flooring, rear sealed unit double-glazed windows overlooking the rear garden, ceiling downlighting and a radiator. From here, a timber and glazed door leads to the rear porch.

Rear Porch
The porch has a tiled floor, stone flagged sills, uPVC glazing and a uPVC and glazed external door out into the garden.

Cellar
Access from the living room, steps lead down to this useful storage area with recessed shelving and a handy open shelf beneath the staircase. Within the cellar is the consumer unit for the electric system and further storage.

First Floor Landing
From the entrance lobby, a staircase rises to the first floor landing, which has a beam on display and access to useful storage within the partly boarded loft area. There is lighting and a radiator.

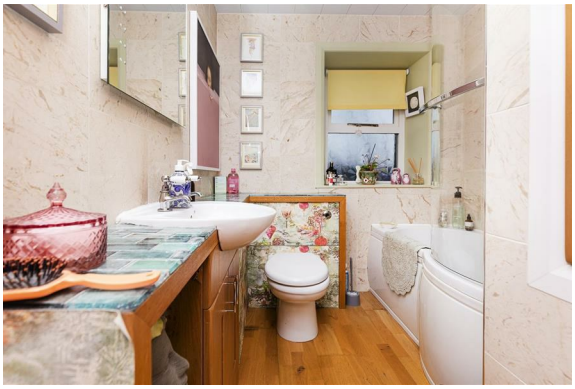
Bedroom One

Positioned at the rear of the cottage, this large double bedroom is presented to a high standard. It has sealed unit double-glazed windows overlooking the garden and a large walk-in wardrobe incorporating open storage with hanging rails and shelving. The room has twin radiators.

Bedroom Two

This large double bedroom is positioned at the front of the cottage and is presented to a high standard, with plenty of space for furniture. It has an exposed beam, windows enjoying long distance views across open farmland, coving to the ceiling and a radiator.

Bathroom
The well-appointed bathroom has a white three-piece suite comprising a P-shaped bath with a curved shower screen and a wall-mounted hand held shower attachment, a wash hand basin with storage beneath and a low-level WC with a concealed cistern. There is a brick effect, glass tiled worktop, an illuminated wall-mounted mirror and an aqua boarded ceiling incorporating downlighting. Above the staircase is a toiletries/bedding cupboard, which also houses the Ideal boiler for the central heating system. There is tiling to the walls, oak flooring, an upright chrome ladder style radiator and an opaque sealed unit double-glazed window to the front elevation.



External Details
Between two heavy stone gateposts is an ornate wrought iron entrance gate. The garden is enclosed by perimeter walling and is designed for ease of maintenance, being predominantly block paved in a herringbone pattern. It enjoys a south-easterly aspect and has views across open fields on the opposite side of Coldwells Lane. There is a raised mature shrub border and external lighting. The rear garden is particularly pleasant and has a full-width paved seating area, ideal for outdoor eating and entertaining. There is external lighting and water, a raised border, perimeter walling and timber fencing. From the patio, there is a gravelled section perfect for tubs, pots and planters, a low-level box privet and a timber shed with a side window and electricity points, which would make a perfect workshop. Adjoining this, with a timber and glazed door, is a covered and decked seating area. A gate leads to the garden, which has vegetable and flower beds.

Tenure
The vendor informs us that the property is freehold.

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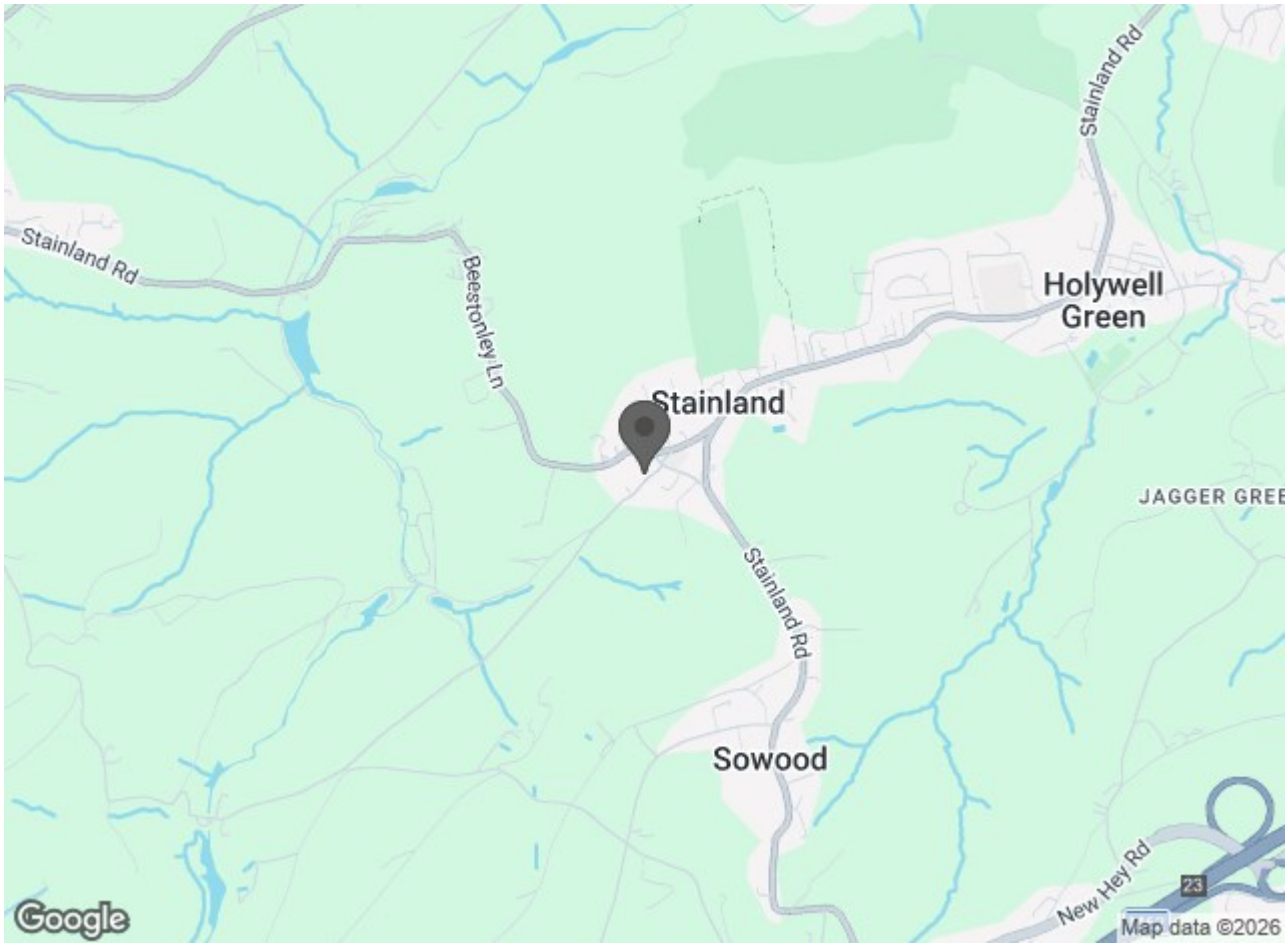
Halifax,

Directions



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