



1 Rose Cottage, Station Road

Hope, Hope Valley, S33 6RR

A stone-built, three bedroomed, semi-detached, cottage conveniently located in the village of Hope benefitting from delightful rear garden, detached single garage and off-road parking. Occupying a superb location, with level access to excellent village amenities, this lovely home has accommodation arranged over two floors and has no onward chain.

A composite front door opens to the kitchen featuring a range of solid wood units and extensive worktop space incorporating stainless steel sink and drainer, dishwasher and space for undercounter fridge and freezer. The side facing window enjoys a pleasant view of the village church. The kitchen features a breakfast bar and further fitted storage. Accessed off the kitchen is a utility room with further unit storage, worktop space and stainless-steel sink. The utility room features space for washing machine and dryer and access to a cloakroom/WC. A UPVC glazed door



- A three bedroomed home in the village of Hope
- Dining room
- Family bathroom
- UPVC double glazing throughout

- Driveway parking and detached garage
- Utility room with cloakroom WC
- Two double bedrooms and one single

- Kitchen with breakfast bar
- Sitting room
- Offer to the market with no onward chain



provides access to the garden. To the side of the kitchen is a dining room with a pleasant garden aspect and window seat. A door leads to the spacious sitting room with front facing aspect. The focal point of the room is provided by a living flame gas fire.

An open tread staircase leads to the first-floor landing with doors to all rooms. Bedroom one is a spacious double bedroom with fitted wardrobes and vanity unit with sink. Bedroom two is a further rear facing double bedroom with garden aspect and fitted wardrobes. Bedroom three is a single bedroom ideal as a home office or nursery. The family bathroom features a suite consisting of low flush WC, bath, wall mounted washbasin and shower enclosure.

To the side of the property is a driveway with gated access to the rear garden and a detached single garage. There is ample turning and parking space. The garden has a patio area and pond.

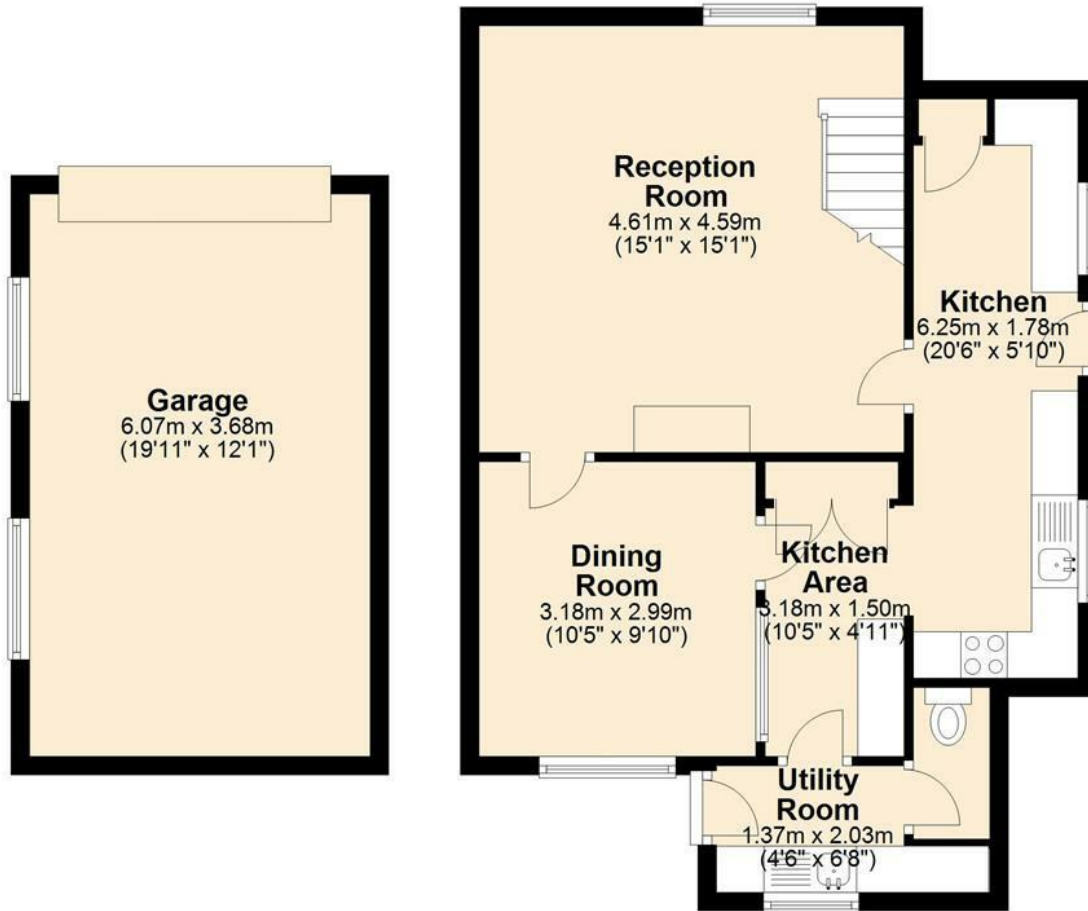






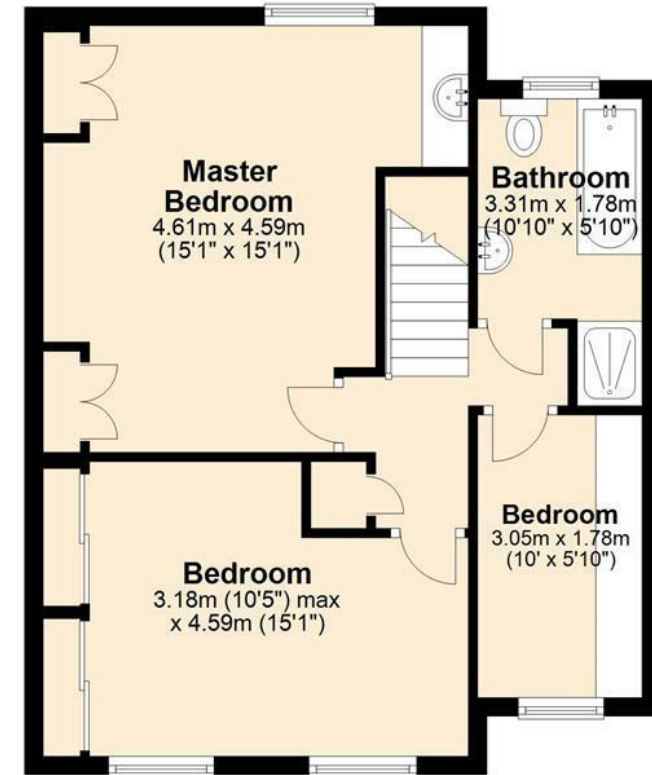
Ground Floor

Approx. 75.3 sq. metres (810.6 sq. feet)



First Floor

Approx. 48.3 sq. metres (519.8 sq. feet)



Total area: approx. 123.6 sq. metres (1330.5 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited. Plan produced using PlanUp.



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