Rock View, Holywell Green, HX4 9BG

£230,000

Edkins & Holmes
ESTATE AGENTS

A charming and nicely presented three bedroom period cottage, offering a wealth of character features alongside surprisingly spacious accommodation. Enjoying a pleasant position in the popular village of Holywell Green, the property has been extended to the rear and combines traditional features with comfortable modern-day living.

The character of the property is immediately apparent, with features including exposed stonework, ceiling beams and an impressive inglenook style fireplace, all adding to the warmth and charm of this appealing home. The spacious lounge provides a welcoming reception room, whilst the generous dining kitchen offers ample space for both cooking and dining and has French doors opening directly onto the rear garden. A useful utility/WC completes the ground floor accommodation.

To the first floor are three bedrooms and the house bathroom, with further character features continuing upstairs, including exposed stonework and a period fireplace to the principal bedroom.

Externally, there is an enclosed garden to the rear, providing a pleasant space for outdoor seating and entertaining, together with off road parking located at the end of the row.

Rock View is a peaceful private road within Holywell Green, with the property enjoying an attractive outlook to the front. The village offers a range of local amenities and well regarded schooling, whilst being conveniently positioned for access to Halifax, Huddersfield and the M62 motorway network, making it well suited to those commuting across West Yorkshire.

A characterful and deceptively spacious home which is ready to move into and likely to appeal to a range of buyers.

Lounge 16'4" x 14'2" (4.981 x 4.333)
Log burner in Inglenook fireplace. Exposed stone wall. Access to cellar. Traditional style radiator. UPVC double glazed window to front elevation. Composite door to front elevation.

Dining Kitchen 9'0" x 20'1" (2.762 x 6.143)
Fitted kitchen with wall and base units. Stainless steel one and a half bowl sink. Electric oven. Gas hob. Stainless steel cooker hood. UPVC double glazed window to side elevation. UPVC double glazed French doors to rear elevation

Utility Room / W.C. 3'6" x 11'1" (1.091 x 3.399)
Wash hand basin. Low flush W.C. Plumbing for washing machine. Boiler. Radiator. UPVC double glazed windows to rear and side elevations.

Landing
Stairs from lounge. Exposed stone wall.

Bedroom One 10'7" to wardrobes x 9'2" (3.242 to wardrobes x 2.798)
Fitted wardrobes. Feature fireplace. Exposed ceiling beams. Exposed stone wall. Traditional style radiator. UPVC double glazed window to front elevation.

Bedroom Two 14'6" x 6'1" (4.438 x 1.863)
Radiator. UPVC double glazed window to rear elevation.

Bedroom Three 9'0" x 5'2" (2.748 x 1.592)
Radiator. UPVC double glazed window to rear elevation.

Bathroom
Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Chrome towel radiator. Exposed stone wall. Exposed ceiling beam. Velux.

Parking
Driveway parking for one car.

Rear Garden
Enclosed terrace with steps leading to lawn garden.

Council Tax Band
B

Location
To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:
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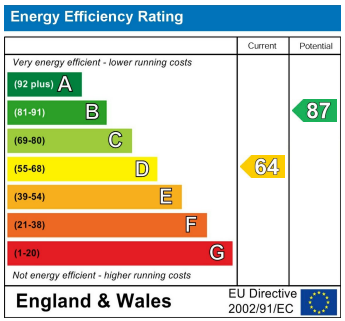
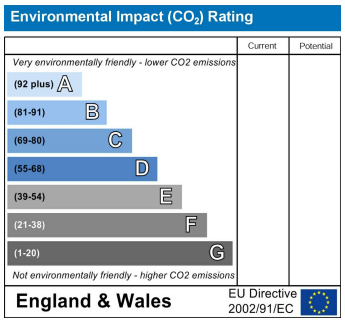
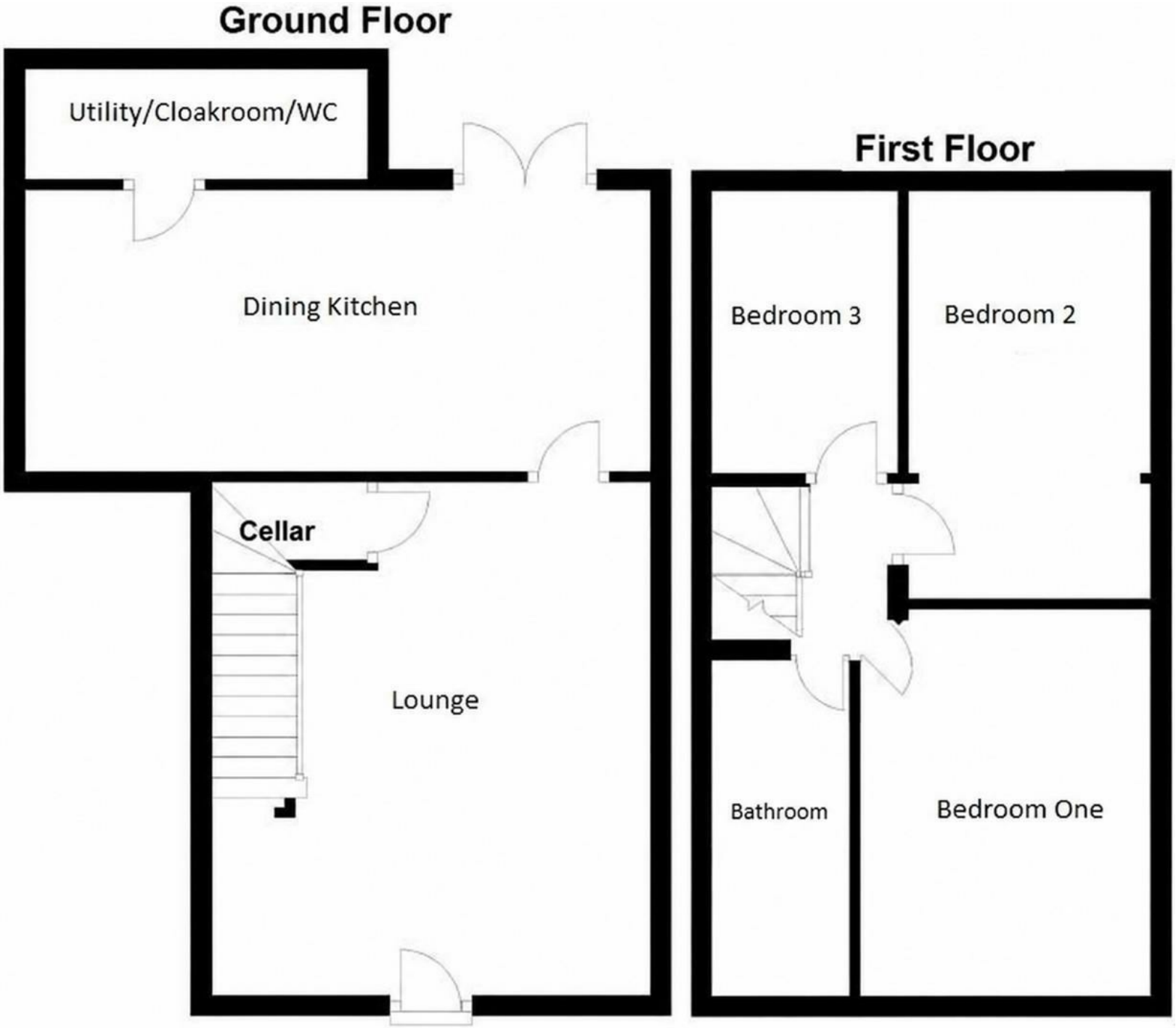




ALAN'S BIG SCARY TEETH



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