



A cosy country cottage located on the hilltops, approximately one mile from Heptonstall, with amazing views stretching towards Stoodley Pike. The cottage has a delightful rear garden, backing onto fields plus a separate patch of garden opposite. Accommodation spans three floors and is ideally suited to a couple or single occupant, due to the steep and narrow stairs. Comprising; upper ground floor entrance, sitting room with wood burning stove, home office or study, lower ground floor farmhouse style dining kitchen, utility store room, rear entrance vestibule. To the first floor are two bedrooms and a modern fitted bathroom. Double glazing and gas central heating system installed. Cottages in this sought after location are seldom available and we expect a huge response. **Bond £1000.00.**

- Country Cottage With Garden
- 2 Bedrooms + Study
- Large Farmhouse Kitchen
- Gas Central Heating
- Spans 3 Floors
- Sitting Room with Woodburner
- Gardens & Amazing Views
- EPC EER (69) C

Accommodation:

All measurements are approximate

Location

Edge Hey Green is a row of stone terrace cottages located on the hilltops of Colden, approximately 2 miles from Hebden Bridge town centre. This is a delightful rural setting, with amazing views and countryside walks. Mays farm shop is located within approximately 0.3 miles, off Edge Lane and Heptonstall village is within approximately 1 mile, with 2 pubs and a village post office and store.

Forecourt

Stone flagged forecourt.

Entrance Hallway

Solid wood front entrance door. Tiled floor. Wooden latch internal doors.

Sitting Room

A spacious sitting room with ceiling beams and exposed stone wall with stone fireplace. Wood burning stove. Stone mullion windows, double glazed, with southerly views stretching towards Stoodley Pike.

Study

A useful additional room and potential home office. Double glazed window to the front elevation.

Lower Ground Floor

Please note the steps leading down from the entrance hallway are steep and narrow.

Dining Kitchen

A character farmhouse style kitchen with ceiling beams and stone mullion windows. Stone fireplace retaining the cast iron range (not functional). Wooden base units with a built in electric oven and hob. Rear entrance vestibule with a stable door and wooden rear entrance door.

Utility Store

Useful additional storage. Plumbed for a washing machine.

First Floor Landing

Double glazed window to the front elevation. Wooden latch internal doors.

Bedroom 1

Stone mullion double glazed rear windows, with wonderful views stretching towards Stoodley Pike. Built in double wardrobes.

Bedroom 2

Double glazed window to the front elevation.

Bathroom

Fitted with a three piece white suite comprising; panelled bath with shower over, WC and pedestal wash hand basin. Double glazed rear window.

Rear Garden

The rear garden backs onto fields and enjoys a sunny southerly outlook. There are established beds and borders, a patio area and lawn at the bottom of the garden.

Garden Opposite

Additional garden area opposite with timber garden shed.

Council Tax

Band C

Calderdale MBC Council Tax – 01422 288003.

How To View This Property

Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

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Important Information: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property

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