



ESTATE AGENT

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10 SHAW STREET

HOLYWELL GREEN | HX4 9BE

Located in the heart of Holywell Green with delightful rural views to the rear aspect, this beautifully presented stone-built terrace house has been lovingly decorated by the present owner to create a truly stunning home.

The accommodation is arranged over three floors and briefly comprises two reception rooms, a fitted kitchen, utility room, three bedrooms and a four-piece bathroom.

Externally there is a pretty, fully enclosed garden to the rear aspect of the property with cobbled patio and stone outbuilding and there is easy on-street parking.



GROUND FLOOR
Entrance Vestibule
Sitting Room
Rear Hallway
Bathroom

LOWER GROUND FLOOR
Dining Room
Kitchen
Utility Room

FIRST FLOOR
Bedroom 1
Bedroom 2
Bedroom 3

COUNCIL TAX BAND
B

EPC RATING
TBA

INTERNAL

The property is accessed via the ground floor entrance vestibule into the spacious sitting room that features high ceilings and an art deco style timber fire surround with marble hearth housing a real-flame effect gas fire. There are two doors out of the sitting room, one leading downstairs to the lower ground floor and the other to the rear hallway. Completing the ground floor accommodation is a stylish four-piece bathroom housing a shower cubicle, WC, bath with mixer taps and pedestal wash basin.

On the lower ground floor is the second reception room, a dining room with original stone flagged floor, external door leading into the garden and beautiful open stone fireplace housing a gas stove. The adjacent kitchen is fitted with a range of base and wall units with complementary tiled splashback and equipped with an electric oven, five-ring gas hob with extractor over, plumbing for an under-counter dishwasher and space for a fridge-freezer. The spacious utility room has base units and extensive shelving as well as plumbing for a washing machine and space for a dryer.

The three bedrooms are all located on the first floor, two doubles and a single, currently utilised as an office. Bedroom 1 has built-in storage and two windows afford fabulous, far reaching valley views

EXTERNAL

To the rear of the property is a delightful, fully-enclosed, cobbled patio garden with a large stone-outbuilding, providing useful storage. There is easy on-street parking.

LOCATION

Holywell Green is conveniently located between Halifax and Huddersfield, and has good amenities including a village school, pub/restaurant, general store/post office and park. More extensive amenities including a health centre and a selection of shops, bars and restaurants are in nearby West Vale. Some excellent walks can be enjoyed in the surrounding countryside and for golf enthusiasts the property is close to two popular Golf Clubs. There is a regular bus service and the M62 (J24) is within 5 minutes' drive allowing speedy access to the motorway network.

SERVICES

All mains services. Gas central heating with the boiler located in the bathroom.

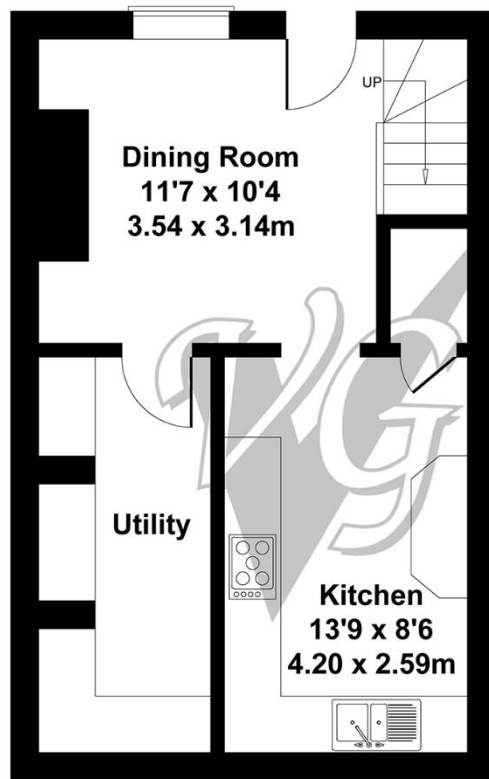
TENURE Freehold

DIRECTIONS

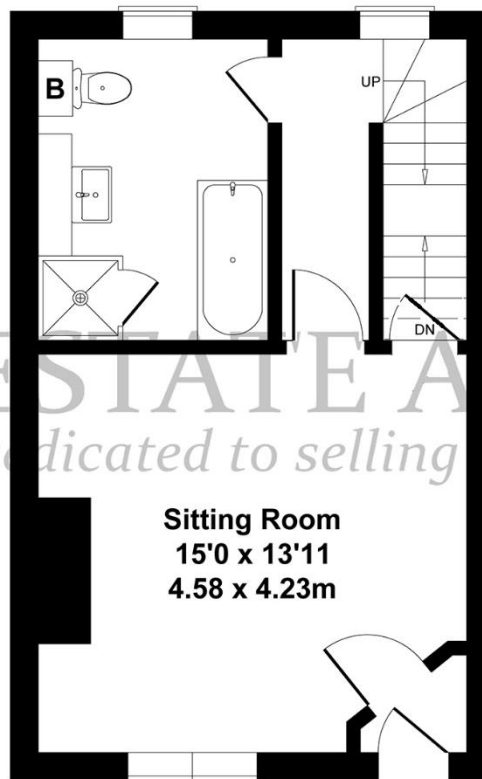
From Ripponden proceed up Elland Road. On passing The Fleece Inn bear right towards Barkisland. Proceed through the village, turning left at the Post Office/General Store into Saddleworth Road. Proceed for approx. 3 miles into West Vale. At the traffic lights turn right into Stainland Road. Continue uphill into Holywell Green and turn left after the former Holywell Inn into Station Road. Towards the bottom of the hill take the fourth left turn into Shaw Street, number 10 is on the right hand side indicated by our For Sale board.



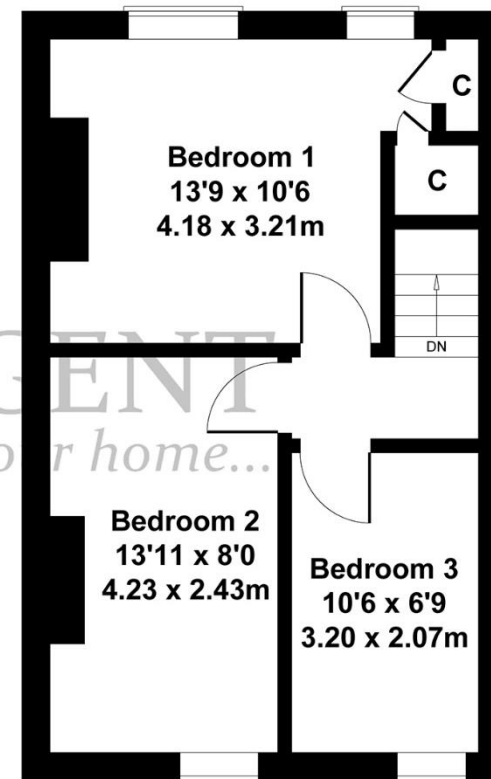
Approximate Gross Internal Area
1119 sq ft - 104 sq m



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR





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MONEY LAUNDERING REGULATIONS

In order to comply with the 'Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017', intending purchasers will be asked to produce identification documentation and we would ask for your co-operation in order that there will be no delay in agreeing the sale.