







5 THE CROSS

BARKISLAND | HX4 0DG

Enjoying a desirable location on the edge of Barkisland village, with fantastic far-reaching views over the Ryburn Valley, this character cottage is ideal for the single person or couple.

The cottage offers spacious one bedroom accommodation with period features such as original stone fireplaces and exposed beams, and is newly redecorated and recarpeted throughout.

Externally, the property benefits from off road parking, a walled lawn garden, and patio area.

No Upward Chain.



GROUND FLOOR

Kitchen

Living Room

LOWER GROUND FLOOR

Hobbies Room / Study

FIRST FLOOR

First Floor Landing

Bedroom

Shower Room

COUNCIL TAX BAND

A

EPC RATING

D

INTERNAL

The property is accessed into the kitchen which houses smart gloss units, timber effect worktops, electric oven with electric hob and filter hood above. There is space for a fridge freezer.

The sitting room features an exposed stone chimney breast housing a gas stove and exposed beams to the ceiling.

From the sitting room, stairs lead down to the basement study / hobbies room, which has a cupboard housing the plumber for the washer.

On the first floor is a bedroom enjoying stunning views, and an adjacent shower room comprising large shower cubicle, vanity unit with basin, and a WC.

EXTERNAL

Outside, there is off road parking for one car, a good-sized enclosed garden comprising lawn and two paved patio areas.

LOCATION

The lovely cottage is just a short walk from the heart of Barkisland village and it's amenities, which includes a general store and post office, church, cricket club and two village pubs.

The M62 is only 10 minutes' drive away, providing excellent commuter links and there are mainline railway stations with direct lines to Manchester and Leeds in Sowerby Bridge and Littleborough. There is also a regular bus service close by.

SERVICES

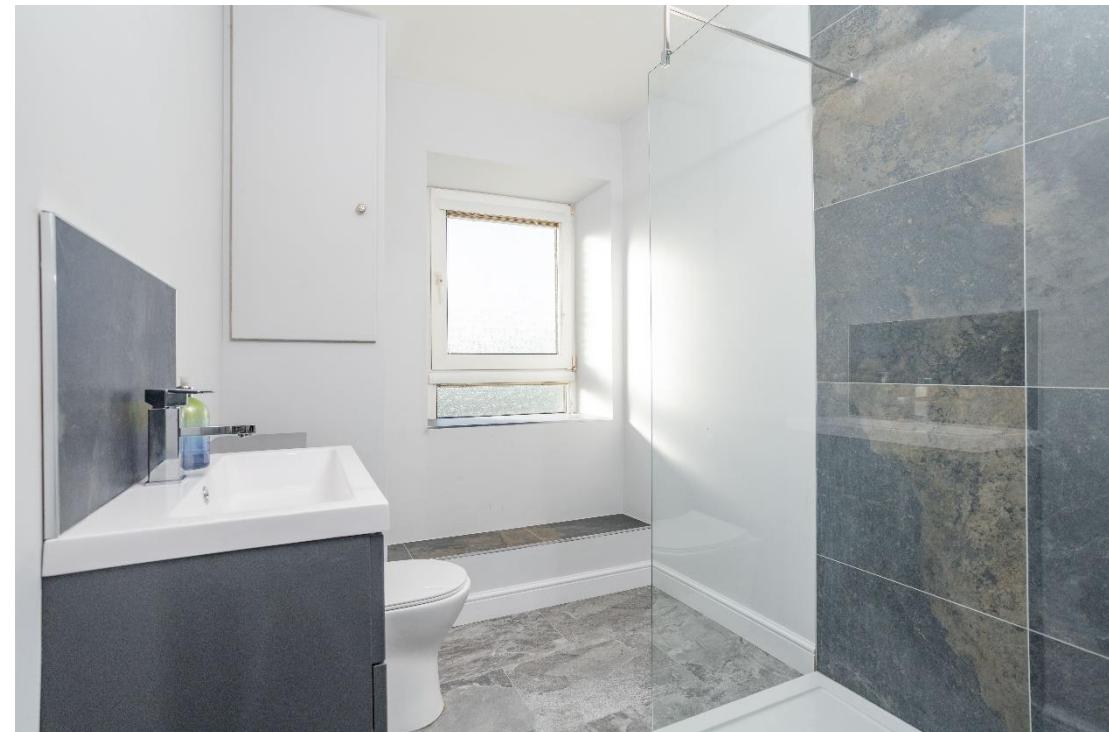
All mains services. Gas central heating with new hot water radiators. The boiler is located in the kitchen.

TENURE

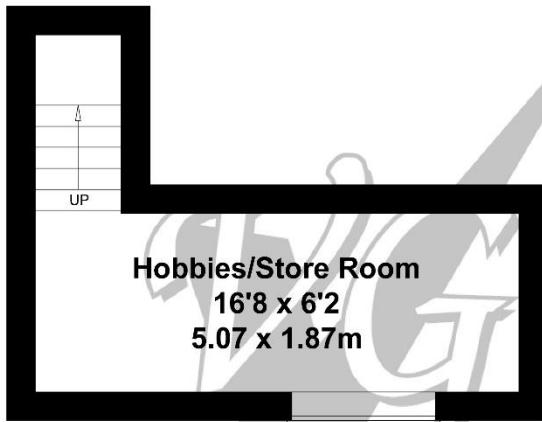
Freehold.

DIRECTIONS

From Ripponden take the Elland Road uphill and on passing The Fleece Inn, 5 The Cross is the cottage in the middle where the road forks. Take the right hand fork to Barkisland and the off road parking is immediately on the left hand side.



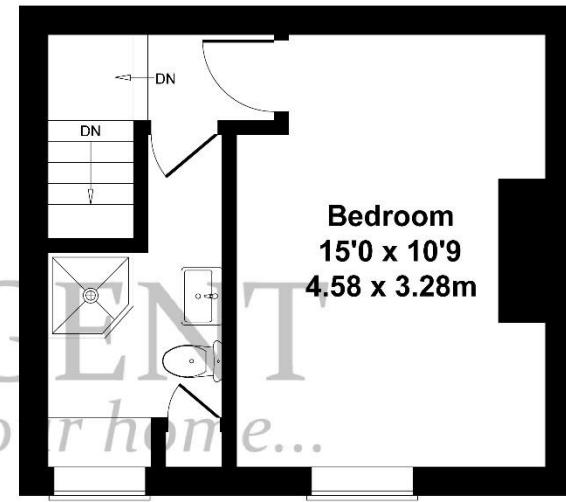
Approximate Gross Internal Area
689 sq ft - 64 sq m



LOWER GROUND FLOOR



GROUND FLOOR



FIRST FLOOR



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