



## 30 DENHOLME ROAD OXENHOPE

Situated in this delightful rural location, in the village of Oxenhope, lies this charming and quaint stone-built cottage providing attractive two bedroomed accommodation. Just step inside this delightful property to fully appreciate the charm and character it provides which is enhanced by the inglenook fireplace and beamed ceilings. The property has the benefit of uPVC double glazing and gas central heating with the added benefit of a modern Bathroom and Kitchen. The property provides excellent access to the historic village of Haworth and the surrounding countryside as well as easy access to Halifax, Bradford and Bingley. This traditional stone built cottage which is located in the heart of Bronte country, is being offered for sale at this realistic asking price in order to encourage a prompt sale and as such an early appointment to view is strongly recommended.

Price Guide: O/A £174,995



The uPVC double glazed glass panelled front entrance door opens into

#### **BREAKFAST KITCHEN 4.25m x 1.16m**



This attractive modern breakfast kitchen is fitted with a range of modern wall and base units incorporating matching work surfaces with four ring gas hob, electric fan assisted oven beneath, extractor in stainless steel canopy above. Single bowl sink unit with mixer tap, plumbing for automatic washing machine and integrated dishwasher and breakfast bar. This attractive kitchen is tiled around the work surfaces with complementing colour scheme to the remaining walls and a tiled floor. There is a uPVC double glazed window to the front elevation enjoying rural views, combination boiler and one double radiator.

From the Breakfast Kitchen a panelled door opens into the

#### **LOUNGE 4.07m x 4.57m**



The central feature of this room is the stone inglenook fireplace incorporating an enclosed living flame gas fire on a matching hearth. The charm and character of this room is further enhanced by the beamed ceiling and mullioned windows with uPVC double glazed units, one

double radiator, fitted carpet, one TV point, one telephone point.

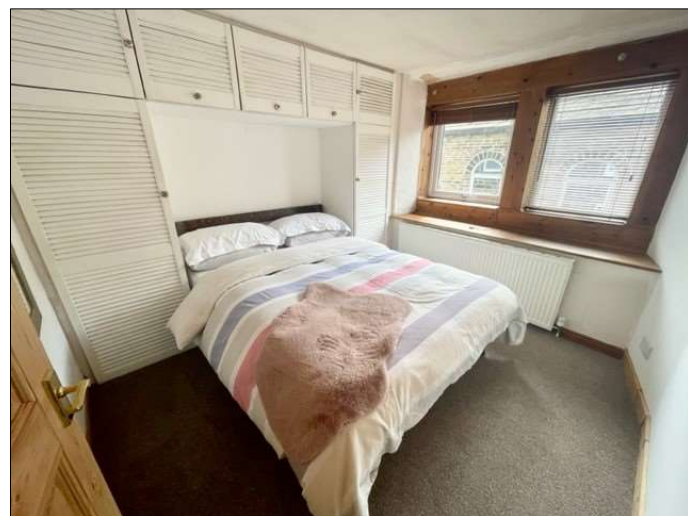


From the Lounge stairs lead to a panelled door with further steps to the

#### **LANDING**

With a delightful exposed stone fireplace to one wall, uPVC double glazed window to the rear elevation and a fitted carpet.

#### **DOUBLE BEDROOM ONE 3.19m x 2.89m**



With exposed woodwork to one wall, mullioned windows with uPVC double glazed units, feature stone fireplace with inglenook fire, built-in wardrobes to either side of the bed with bridging units above, one double radiator and a fitted carpet.

From Bedroom One a panelled door opens to

## BEDROOM TWO 2.02m x 2.44m



With uPVC double glazed window to the front elevation, one single radiator and fitted carpet.

From the Lounge a panelled door opens into the

## BATHROOM



With modern white three-piece suite comprising pedestal wash basin, low flush WC and panelled bath with Redring Plus Extra electric shower unit. The bathroom is extensively tiled around the suite with complementing colour scheme to the remaining walls, uPVC double glazed window to the front elevation, laminate wood floor, louvre door opens to cupboard with fitted shelves, heated towel rail/radiator access to loft.

## GENERAL

The property is constructed of stone and is surmounted with a stone slate roof, it has the benefit of all mains services gas, water and electric with the added benefit of uPVC double glazing and gas central heating. The property is Freehold and is in Council Tax band A

## EXTERNAL



To the front of the property there is a small, fenced garden with artificial turf.



A view of the surrounding countryside

## TO VIEW

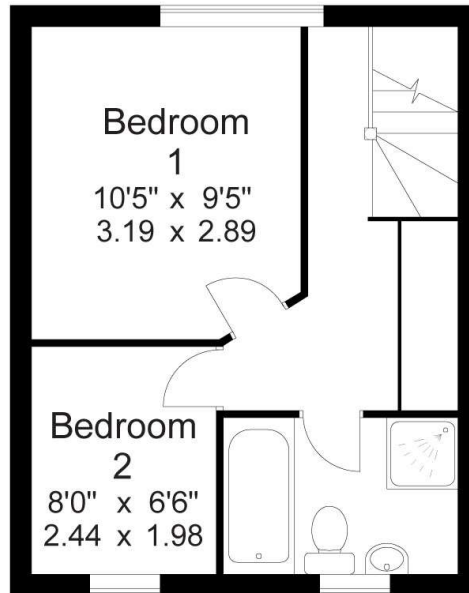
Strictly by appointment please telephone Property@kemp&Co on 01422 349222.

## DIRECTIONS

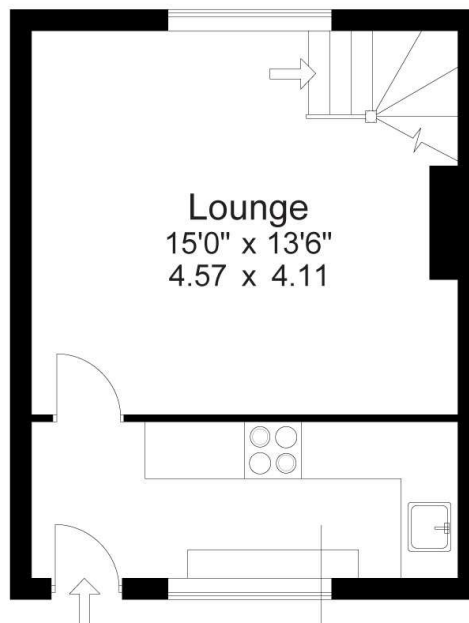
For sat nav the postcode is BD22 9NP.



Approx Gross Floor Area = 577 Sq. Feet  
= 53.6 Sq. Metres



First Floor



Ground Floor

Kitchen  
15'0" x 5'6"  
4.57 x 1.67

For illustrative purposes only. Not to scale.

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