

Charnock Bates



Durville Cottage • 1 West View

Hipperholme

Durville Cottage is a Characterful Grade II Listed cottage dating back to approximately 1771 benefiting from period features throughout. The property requires some cosmetic updating and is situated within the centre of Hipperholme within walking distance to local amenities and with excellent M62 access.

Comprising, entrance vestibule, lounge, dining kitchen, two bedrooms and bathroom to the first floor and two further bedrooms to the second floor. Externally to the front of the property an enclosed stone flagged garden.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

Entrance Vestibule
Lounge
Kitchen
Access to the vaulted keeping cellar.

FIRST FLOOR

Landing
Bedroom One
Bedroom Two
House Bathroom

SECOND FLOOR

Landing
Bedroom Three
Bedroom Four

DISTANCES

Leeds approx 15 miles.
Manchester approx 30 miles.



LOCATION

Hipperholme is a popular location situated next to Lightcliffe between the town centres of Halifax and Brighouse. It offers excellent M62 access and is in close proximity to a local bakery, post office, library, vets, solicitors, hairdressers, greengrocers, golf course, sought after infant, junior and high schools within close proximity, nursery and various other shops and public houses. There are a number of large supermarkets nearby. The rail network is within easy reach with the main Halifax station approx 10 minutes away or Brighouse approx 5 minutes away. Both Manchester International Airport and Leeds Bradford Airport are accessible.

GENERAL INFORMATION

The property dates back to approximately 1771 and has many period features throughout.

A front entrance vestibule leads through to the lounge.

The lounge is a delightful room with stone mullion windows with deep stone sill overlooking the front elevation. Feature exposed brick fireplace with stone mantle incorporating a gas stove. Exposed beams to the ceiling. Solid wood floor. A door accesses the staircase which leads down to the vaulted cellar which is used for storage. A door leads through to the kitchen.

Fitted base, drawer and eye level units to the kitchen. The appliances include a halogen hob with extractor above, oven, microwave, fridge, freezer and dishwasher. Plumbing for a washing machine. Exposed stone to the side of the staircase which leads to the first floor. Stone mullion windows to the rear. Sink and drainer unit. Stone flagged floor. Door leads out to the rear.

The first floor landing accesses bedroom one, bedroom two and house bathroom. A staircase leads to the second floor. Mullion windows to the master bedroom overlook the front. Exposed beams to the ceiling. Timber fireplace with a decorative cast iron grate.

Bedroom two has mullion windows overlooking the rear. Beam to the ceiling.

A white suite to the house bathroom comprising, bath with overhead shower and shower screen, wash hand basin and W.C. Beam to the ceiling. Over stairs cupboard houses the central heating boiler. Oak floor.

The second floor landing accesses bedrooms three and

four. Both have beams to the ceiling and roof windows. NB-both rooms have restricted head height.

EXTERNALS

The property has vehicular access to the rear for unloading shopping etc but not for parking. The front of the property benefits from an enclosed stone flagged patio with raised flower bed.

FIXTURES AND FITTINGS

Only fixtures and fittings specifically mentioned in the particulars are included within the sale. Items not mentioned such as carpets and curtains may be available subject to separate negotiation.

LOCAL AUTHORITY

Calderdale MBC

SERVICES

We understand that the property benefits from all mains services. Please note that none of the services have been tested by the agents, we would therefore strictly point out that all prospective purchasers must satisfy themselves as to their working order.

TENURE

Freehold with vacant possession upon completion.

WAYLEAVES,EASEMENTS AND RIGHTS OF WAY

The sale is subject to all of these rights whether public or private, whether mentioned in these particulars or not.

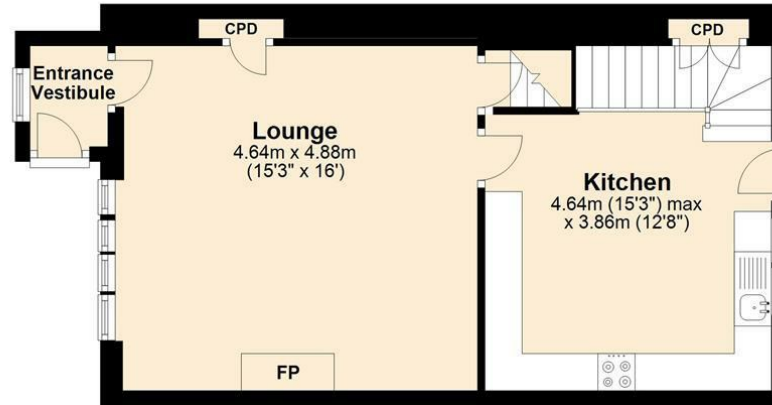
DIRECTIONS TO

From Halifax Town Centre proceed along the A58 towards Leeds. Take the right hand fork through the lights at Stump Cross, continuing to the traffic lights at Hipperholme crossroads where you need to turn left towards Shelf. Continue forward until reaching the property on the right hand side just after the COOP.

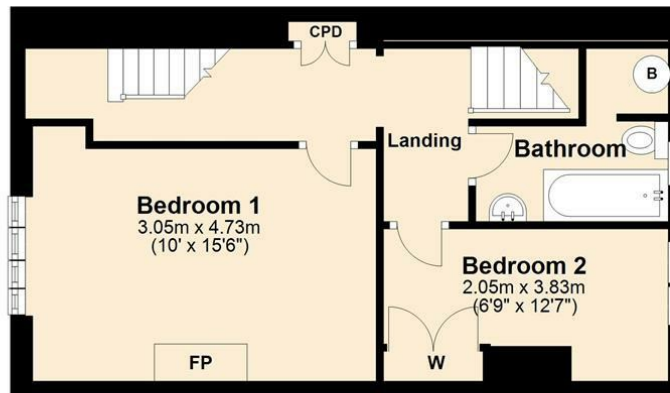
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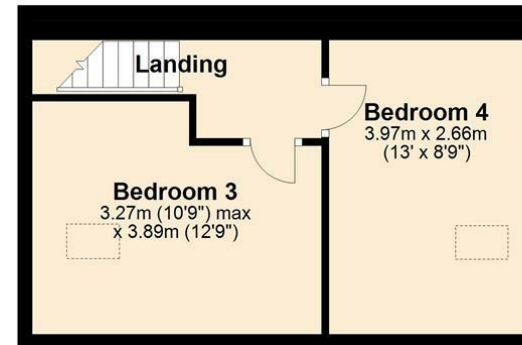
Ground Floor



First Floor



Second Floor



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HALIFAX

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RIPONDEN

250 Halifax Road, Ripponden HX6 4BG

† 01422 823777

HUDDERSFIELD

Oak House, New North Road, Huddersfield HD1 5LG

† 01484 903000

LONDON

21 Park Lane, Mayfair, W1K 7AG

