



















£390,000

- EPC rating Is C
- Two Bedrooms (Master With Dressing Room)
- Breathtaking Panoramic Views In Sought After Village Of Oxenhope
- 'Private driveway with ample parking owned by the cottage with shared access to one other property
- Stunning Detached Bungalow Style Cottage
- Fabulous Open Plan Living Kitchen With Stove
- Large Plot Measuring Approx. 0.42 Acres
- Planning permission passed for a front extension (planning app. number 22/00218/HOU)

## **SUMMARY**

\*\*A STUNNING DETACHED BUNGALOW STYLE COTTAGE, TWO BEDROOMS (MASTER WITH DRESSING ROOM) - BREATHTAKING VIEWS IN SOUGHT AFTER VILLAGE OF OXENHOPE!!\*\*Situated on a generous size plot spanning approximately 0.42 acres, having ample parking, a spacious patio area with good size workshop & store underneath, private driveway with ample parking owned by the cottage with shared access to one other property, boiler installed 2024, planning permission passed for a front extension (planning app. number 22/00218/HOU), EPC rating is C.

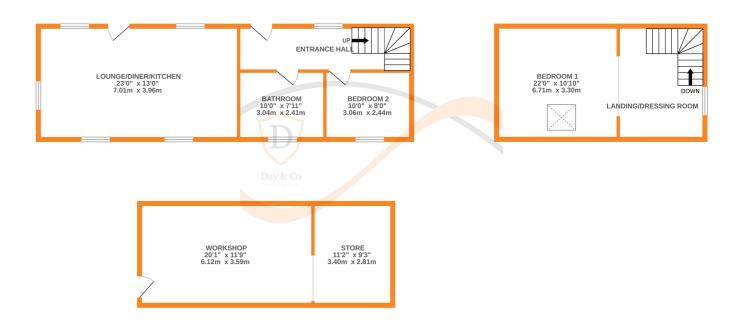
## **FULL DESCRIPTION**

Situated in a beautiful semi-rural position on a large plot (approx. 0.42 acres) with breath taking panoramic views in the sought after village of Oxenhope is this stunning two bedroom detached bungalow style cottage. The property offers a fabulous mix of character features with modern fittings, and gives good access to village amenities including a primary school, convenience store, chemist, and bus routes into Keighley and Hebden Bridge. The well appointed accommodation comprises of a fabulous open plan living kitchen having an attractive range of modern base and wall mounted units, integrated appliances to include oven, hob, extractor fan, fridge and automatic washing machine. Multi-fuel burning stove, character ceiling beams, and double glazed windows to the front rear and side enjoying stunning views. There is a bedroom on this level, and the house bathroom which has a modern four piece suite comprising of a roll top claw foot bath, shower cubicle, WC, wash hand basin. To the second floor there is a double bedroom having exposed feature ceiling beams and a double glazed window, and having a dressing room with fitted wardrobes and double glazed window to the side. Externally the property has a paved area to the front with storage shed and a gravelled seating area, there is a private driveway with ample parking owned by the cottage with shared access to one other property, and a spacious patio area enjoying breath taking panoramic views to the front and having a good size workshop/store beneath. Extensive gardens stretch to the side of the property on this generous size plot. Shared drive.

The property has planning permission passed for a front extension - Planning app. number 22/00218/HOU. The vendor has informed that the expiry date is exempt due to works already having been started.

Viewing essential to fully appreciate, EPC rating is C.

GROUND FLOOR 1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained nere, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The splan is for illustrative purposes only and should be used as such by any prospective purchaser. The splan is plan is on plan plan plan have not been tested and no guarantee as to their operability or efficiency can be given.

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