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- Charming Character End Terrace Cottage
- Farm House Kitchen & Lounge With Stove
- Generous Size Rear Garden

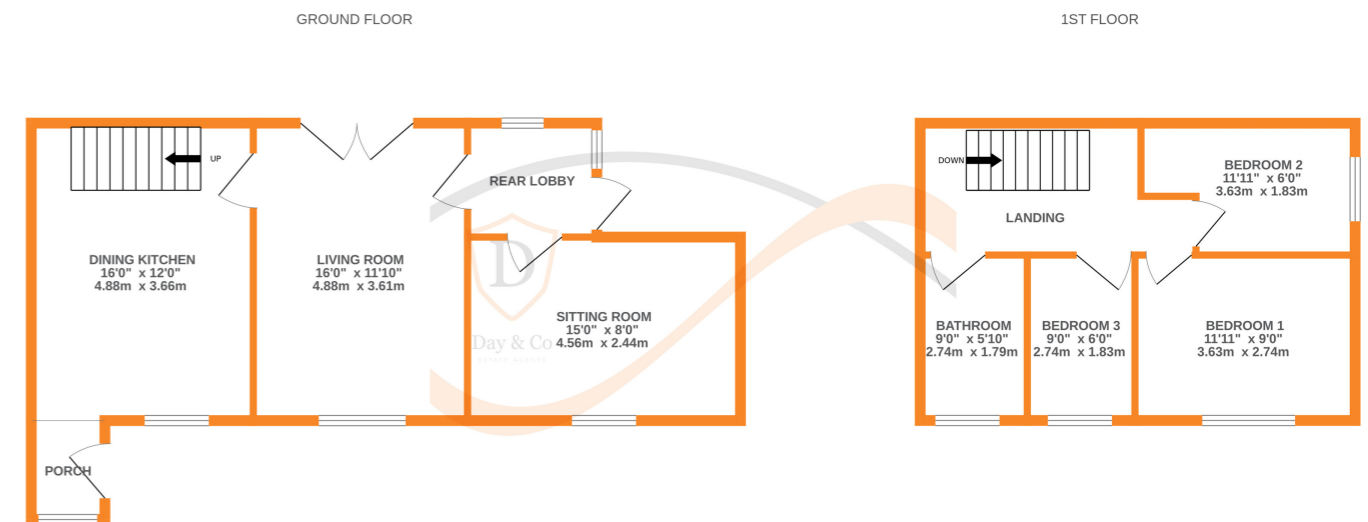
- Three Bedrooms & Two Reception Rooms
- Off-Road Parking
- Reservoir Views/NO CHAIN

## SUMMARY

**\*\*A DECEPTIVELY SPACIOUS 3 BEDROOM END CHARACTER TERRACE, SOUGHT AFTER LOCATION OF LEEMING IN OXENHOPE VILLAGE!!\*\*** Fabulous views over Leeming reservoir, 2 reception rooms, farm house kitchen, new boiler installed March 2023 off-road parking, generous size rear garden - OFFERED FOR SALE WITH NO ONWARD CHAIN!! Awaiting EPC.

## FULL DESCRIPTION

Viewing is essential to fully appreciate this well presented three bedroom end character cottage situated in the sought after location of Leeming in Oxenhope village. The accommodation comprises of an entrance porch leading in to the farm house kitchen which has a range of base and wall mounted units, integrated fridge and freezer, Belfast sink, character ceiling beam, multi-fuel burning stove, useful under stairs cellar head storage. The lounge has double glazed patio doors to the rear and a multi fuel burning stove. There is a rear lobby, and a sitting room with two double glazed windows and feature stonework to the wall. To the first floor there are three bedrooms, two of which enjoy views over Leeming reservoir, and the bathroom is on this level which has a three piece suite comprising of a bath with shower over, WC, wash hand basin. Externally there is off-road parking to the side, and a generous size enclosed rear garden and patio with countryside outlook. New boiler installed March 2023, offered for sale with no onward chain, awaiting EPC.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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