reloc8
estate agents

6 Bunney Green, Halifax, HX3 7SP

£135,000

- CASH BUYERS ONLY

8 The Old Barn, Denholme Gate Road, Halifax, West Yorkshire, HX3 8JQ
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A rare opportunity has arisen to acquire this beautiful two-bedroom, stone-built country cottage, idyllically positioned in the highly sought-after rural setting of Northowram, Halifax. Enjoying a quiet and peaceful location, the property is surrounded by breathtaking countryside, with stunning walks through the picturesque Shibden Valley quite literally on your doorstep.

The property is now in need of renovation, offering purchasers the exciting opportunity to modernise and restore the cottage to its full potential. With its highly desirable location and charming character, this home represents a superb investment opportunity — ideal for developers, investors or buyers looking to create a bespoke countryside retreat.

Internally, the property offers charming and well-proportioned accommodation throughout. The galley-style kitchen features attractive wood-style flooring and an excellent range of units and worktop space. There is provision for an electric hob, oven and grill, as well as space for a fridge freezer and washing machine. The kitchen flows seamlessly into the lounge, creating a practical and sociable layout.

The lounge is a warm and comforting space, offering ample room for a media unit, multiple chairs and additional freestanding furniture. An electric fireplace creates a cosy focal point, while a window overlooking beautiful open fields fills the room with natural light and provides delightful countryside views.

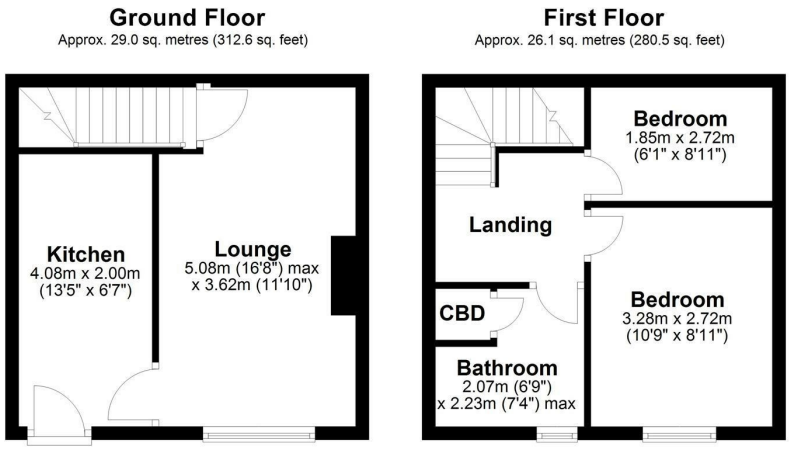
To the first floor, the landing gives access to two bedrooms and the house bathroom. Bedroom One is a generously sized, carpeted double room with space for freestanding furniture and enjoys far-reaching views to the rear across open fields and surrounding nature. Bedroom Two is a carpeted single bedroom, ideal as a guest room, nursery or home office.

The bathroom is fitted with a three-piece suite comprising a low-level flush WC, wash hand basin and a corner electric shower cubicle.

Externally, there is on-street parking for multiple vehicles to the front of the property. To the rear, a pleasant outdoor seating area provides space for a table and chairs — the perfect spot to relax and take in the far-reaching scenic views across the countryside.

This charming cottage presents an exceptional opportunity for those seeking rural tranquillity, character and convenience in equal measure.

Agent Notes & Disclaimer.
The information provided on this property does not constitute or form part of an offer or contract, nor maybe it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.



Total area: approx. 55.1 sq. metres (593.1 sq. feet)

Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

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