



**Shaw Lane, Oxenhope, BD22 9QL**

**Asking Price £190,000**

- NO UPPER CHAIN
- TWO BEDROOMS
- PERIOD FEATURES WITH MODERN COMFORTS
- VIEWING A MUST
- CHARMING EXTENDED COTTAGE
- FRONT GARDEN AND REAR YARD
- SOUGHT AFTER VILLAGE LOCATION

# Shaw Lane, Oxenhope, BD22 9QL

A truly enchanting and character-filled two-bedroom cottage, beautifully extended and offered to the market with a front garden and a private rear yard. Brimming with charm and personality, this delightful home combines period features with modern comforts.



Council Tax Band: B



## PROPERTY DETAILS

A truly enchanting and character-filled two-bedroom cottage, beautifully extended and offered to the market with a front garden and a private rear yard. Brimming with charm and personality, this delightful home combines period features with modern comforts, creating a warm and inviting atmosphere.

Stepping through the front door, you are welcomed into a spacious sitting room featuring a recessed fireplace with a gas fire, original cupboards and drawers, and exposed ceiling beams leading into a delightful dining area. An open staircase leads gracefully to the first floor, adding to the cottage's welcoming character.

The kitchen is bright and airy, fitted with modern units and offering direct access to the rear yard, making it ideal for practical living and entertaining.

Upstairs, the landing provides access to two generous bedrooms and a contemporary bathroom, each room benefiting from natural light and a cosy feel.

In addition the property benefits from a fully boarded loft area with drop down ladder, power and lighting.

Outside, the property boasts a charming front garden and a rear yard complete with a storage shed leading to a grassed area which gives direct access to a footpath leading to the local school, nursery, park and community centre.

Situated in the highly sought-after village of Oxenhope, the cottage enjoys a picturesque village setting with an excellent primary school. Surrounded by stunning countryside yet conveniently close to commuter links, this property is perfectly positioned for those seeking a quintessentially English village lifestyle.

For anyone looking for a picture-perfect cottage in a charming village location, this home presents a rare and delightful opportunity.

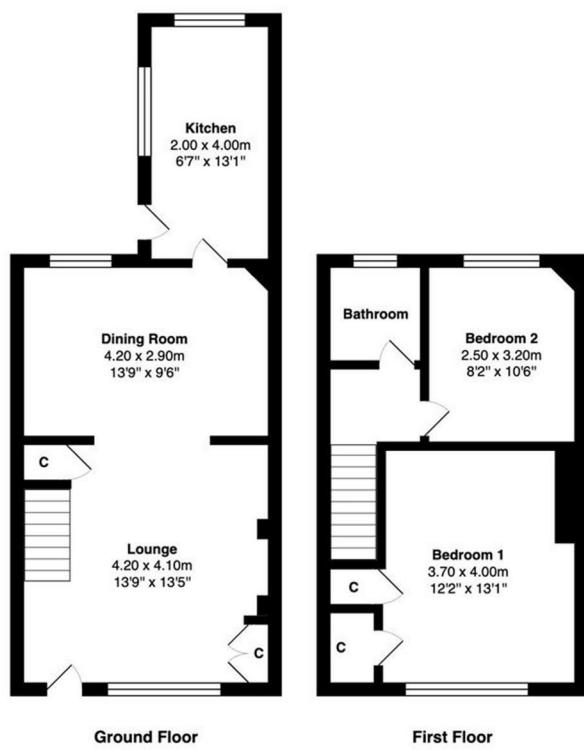
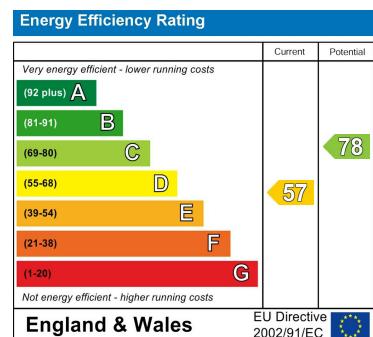


## Viewings

Viewings by arrangement only. Call 01535 636238 to make an appointment.

## EPC Rating:

D



Total Area: 68.5 m<sup>2</sup> ... 737 ft<sup>2</sup>

All measurements are approximate and for display purposes only