



## 68 Towngate, Hepworth

This unique end terraced property enjoys a pleasant location in the sought after village of Hepworth with outstanding rural views. It has been much improved by the present owners who have carried out an extensive scheme of modernisation and updating of fittings to create a stylish and flexible home. It is arranged over 3 floors and comprises: entrance porch, hall, open plan living / dining room and kitchen on the first floor; landing, 2 bedrooms and bathroom on the upper floor and a further bedroom / snug downstairs with wc and utility room. The property benefits from a gas central heating system, uPVC double glazing and modern fittings throughout. Externally, there are pleasant, easy maintenance garden areas to the front and side which again take advantage of the views. For sale with no vendor chain.

### Holmfirth

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### Slaithwaite

Britannia Mill, Britannia Road,  
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## Accommodation:

### GROUND FLOOR

#### Entrance Porch

With composite door and window to the side and door into the hall.



#### Hall

With stairs leading to the first floor and door to the living room.



#### Living / Dining



### Living / Dining

A generous living space which is in turn open plan to the kitchen area. It features tilt and turn windows to the side enjoying the stunning views, beams and inset spotlights to the ceiling, stone fireplace with electric flame effect fire, wooden floorboards, central heating radiator and a recessed bar set into an inset in the wall.

17' x 14'8" (12' min)



**Kitchen**

**10'8" x 6'**

The kitchen is open plan to the living room with some of the fitted units extending into this area. It is fitted with an excellent range of fitted base units with solid wooden worksurfaces, Belfast sink with mixer tap, integrated oven, induction hob with extractor and fridge freezer. There are windows to the front and side enjoying the views, wooden floorboards and column radiator.

## LOWER FLOOR



### Hall

Stairs lead down from the living room to the lower floor, which has a spacious hallway area with raised wooden floor, beam to the ceiling and column radiator.



### Downstairs WC

With low flush wc, vanity washbasin, heated towel rail, wooden flooring and extractor.



### Utility Room

10'7" x 6'4"

With door to the side garden area, fitted units and shelving with ceramic sink unit, plumbing for washing machine and column radiator.



### Snug / Bedroom 3

14'9" x 9'11"

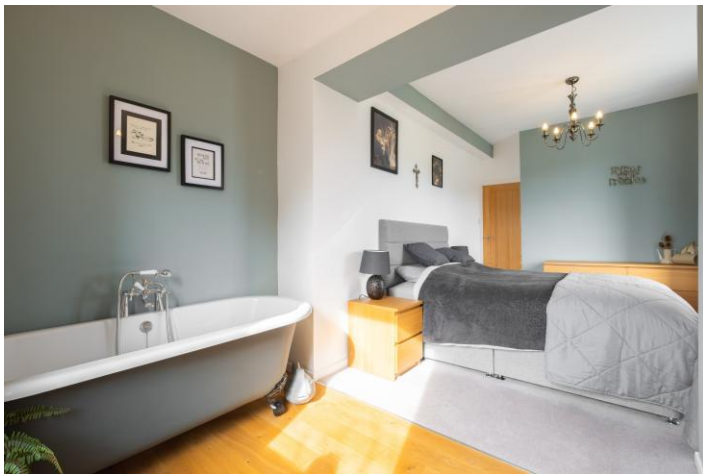
A flexible space which was formerly a double bedroom but is utilised by our clients as a snug / sitting room. It features windows to the rear enjoying the views, beams and spotlights to the ceiling, recessed space for wall mounted TV, inset electric fire, column radiator.

## FIRST FLOOR



### Landing

Stairs from the hall lead to the first floor landing area where there is a built-in cupboard and column radiator.



**Bedroom 1**

**17'9" x 10'8" (9' min)**

A surprising room which features a bedroom area (currently accommodating a king-sized bed) with window enjoying the views and an open plan dressing room area with free standing roll top bath, column radiator and window to the side.



**Bedroom 2** **8'6" x 11'2" (5' min)**

The room houses a double bed, featuring a window to the side and column radiator.



**Shower Room** **6'7" x 5'9"**

With low flush wc, vanity washbasin and walk in shower area with glazed screen, tiled splashbacks, window enjoying the views and heated towel rail.



**OUTSIDE**

The property is accessed via a path which runs in front of the attached cottage. There is a small low maintenance garden to the front and side of the building.



**Views**

**Conservation Area**

The property sits within the village Conservation Area.

**Parking**

Note that this property does not have off street parking but unallocated on street parking is available.

## Additional Information

The property is Freehold; Energy rating 66 (Band D); Council tax band C.

Our online checks show that Ultrafast Fibre (FTTP) broadband is available, and mobile coverage is predicted to be good outdoors and variable in-home with a range of suppliers.

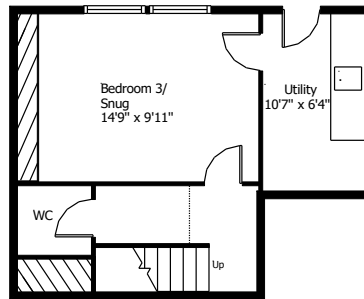
## Viewing

By appointment with Wm Sykes & Son.

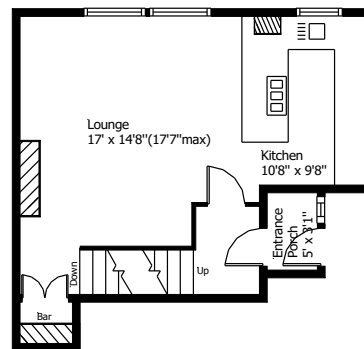
## Location

Head into Hepworth up Butt Lane, then turn left onto Towngate passing the Butchers Arms and through the village centre. Continue along this road and the property will be found on the left, just before Far Lane. It is accessed on foot down the side of number 66.

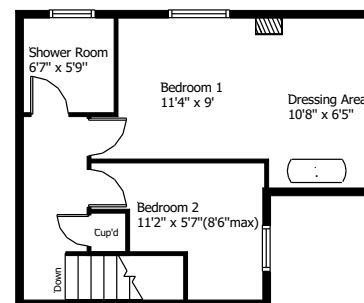
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Lower Ground Floor



Ground Floor



First Floor

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