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For  
Sale



8 Emmott Lane  
Laneshawbridge BB8 7JE

£110,000



A stone built mid terrace cottage situated in the highly popular and sought after village location of Laneshawbridge on the doorstep of open countryside and Bronte Country with the historic towns of Haworth and Skipton being within 20 minutes drive. The cottage does require a programme of refurbishment and has been extended over the years to provide larger than average living accommodation as well as boasting a superb garden extending to over 100 foot long abutting open countryside. The accommodation comprises entrance lobby, lounge, kitchen, recent extension to include a study/dining room and wet room. To the first floor are two bedrooms and a three piece bathroom suite. The property benefits from UPVC double glazing and gas fired central heating and there is no onward chain. An early viewing appointment is recommended.

### Key Features:

- Stone built mid terrace cottage
- Refurbishment required
- Lounge, study/dining room/potential bedroom
- Bathroom & wet room
- No onward chain
- Sought after village location
- Superb 100 foot long garden
- Kitchen
- GFCH & UPVC DG
- Early viewing essential

Tenure: Freehold

EPC Rating: D

Council Tax Band: B

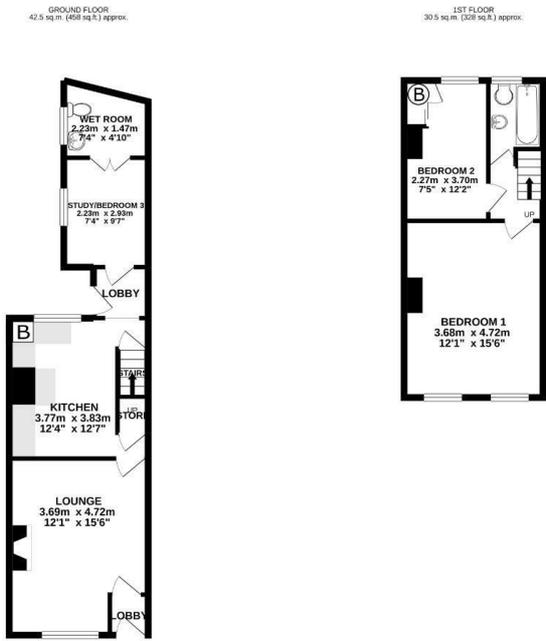


11 Albert Road, Colne, Lancashire, BB8 0RY  
T: 01282 868686



www.pettyreal.co.uk

# 2 BEDROOM Cottage



TOTAL FLOOR AREA: 73.0 sq.m (786 sq ft) approx.  
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, masses etc. are only for guidance and not necessarily to be taken literally. The purchaser is advised to verify the accuracy of the measurements and to make their own measurements. The purchaser is advised to verify the accuracy of the measurements and to make their own measurements. The purchaser is advised to verify the accuracy of the measurements and to make their own measurements. The purchaser is advised to verify the accuracy of the measurements and to make their own measurements.

## Main Description:

A rare opportunity to purchase a two/three bedroom stone built cottage situated in the popular village location of Laneshawbridge on the doorstep of Bronte Country and within 20 minutes drive of the historic towns of Haworth and Skipton. The property boasts a superb garden extending to over 100 foot long abutting open countryside however is in need of a full programme of refurbishment. There is no onward chain and early viewing is highly recommended so as not to miss out.



IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property