



**17 PECKET WELL MILL
HEBDEN BRIDGE
HX7 8QY**

Offers in the region of:
£395,000

**Central House, Central Street,
Halifax HX1 1HU
Tel: (01422) 341411
www.redwoodsonline.co.uk**

A most impressive three bedroom end town house situated at the head of this sought after modern development within this semi-rural village close to Hebden Bridge Centre. The accommodation has the benefit of both gas central heating and upvc double glazing. Also briefly comprises: - Ground floor: - Large double underbuilt garage, front entrance hall. First floor: - Master bedroom with ensuite, double bedroom with garden access, further bedroom and family bathroom. Second floor: - Most spacious open plan lounge/family dining kitchen with balcony and access to pleasant garden area with stunning open views over green belt fields. Internal viewing is considered an absolute must.

ACCOMMODATION COMPRISES: -

GROUND FLOOR

Front entrance hall

With glazed external door, stone flagged flooring, inset spotlights and radiator. Access to: -

Large under built double garage

5.69 m (18'8) x 4.98 m (16'4) max

With electric garage door, concrete floor, power and lighting, wall mounted Worcester combination condensing boiler and stainless steel sink unit.

FIRST FLOOR

Landing

Double bedroom/bedroom 1

4.53 m (14'10) max x 3.29 m (10'9) max

With built in wardrobe, sliding doors, radiator, double glazed door with Juliet balcony and engineered oak wood flooring.

En-suite shower room

Part tiled with three piece quality white suite incorporating oversized shower cubicle with folding glazed door and oversized shower head. Floating vanity wash hand basin and enclosed low flush wc, illuminated niche chrome heated towel radiator, inset spotlights and extractor.

Double bedroom/bedroom 2

4.47 m (14'8) x 2.70m (8'10)

With glazed door leading to Juliet balcony, wardrobe with sliding mirrored door, engineered oak wood flooring and radiator.

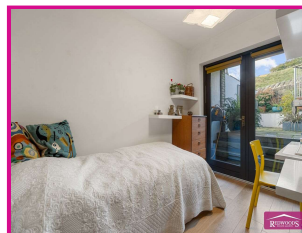
Bedroom 3

2.92 m (9'7) x 2.27 m (7'5)

With radiator, engineered oak wood flooring, double glazed doors leading to garden area.

Family bathroom

Part tiled with three piece high quality suite incorporating bath, with shower over bath and glazed shower screen, floating wash hand basin and enclosed low flush wc, illuminated niche built in bathroom cabinet, inset spotlights, chrome heated towel radiator and extractor fan.



SECOND FLOOR

Extremely spacious open plan/lounge/dining/kitchen area

7.43 m (24'4) x 6.07 m (19'11) max

With two sets of bi folding doors with dual aspects and picture window to gable, multi fuel cast iron stove in stone hearth, stainless steel sink unit, mixer tap, range of high quality modern wall and base units with precious stone work surfaces, integrated NEF induction hob, matching electric oven and microwave. Built in NEF dishwasher, built in pan drawers, integrated fridge and freezer, and engineered oak wood flooring and two double radiators.

External

To the front of the property there is off road parking and second floor balcony with wrought iron railing. To the rear of the property there is a two tier garden incorporating lower flagged and decked area with storage and outside water tap/electric points. Stepped access leading to a pleasant decked area with balustrade offering stunning views over surrounding greenbelt fields.



Services

All main services are installed. The property has the benefit of both gas central heating and double glazing. The Council tax band for the property is band C. The Energy Efficiency rating for the property is band C.

Directions

From Hebden Bridge head North-West on Commercial Street (A6033) towards Lees Yard. Continue to follow A6033 for approximately 1.7 miles and when passing the Robin Hood Pub on the right hand side Pecket Well Mill can be seen approximately 500 yards on the right hand side. Enter the site and go under the entrance archway and the property is then at the end on the left hand side.

Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers/tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

MONEY LAUNDERING REGULATIONS:

1. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property

