

Peter David

Properties Ltd

Residential Sales and Lettings



Lower Stubbins, Triangle

£475,000





Peter David Properties are pleased to bring to market this delightful THREE BEDROOM period cottage which is nestled in a private setting among a quaint row of similar homes. Throughout, its charm is evident with mullion windows, exposed stone walls, chimney breasts, and timber beams. This property must be viewed to fully appreciate the beautifully maintained features throughout.

Situated in this popular semi-rural village location being within easy access of local amenities and Sowerby Bridge town centre with a wider variety of amenities and railway station.

The accommodation briefly comprised of lounge, dining room, kitchen, utility room and garden room. To the first floor you will find three bedrooms and a house bathroom. Externally there is a large garden and a detached garage.

- BEAUTIFULLY MAINTAINED THREE BEDROOM HOME
- FULL OF ORIGINAL FEATURES
- LARGE GARDEN & DETACHED GARAGE
- SOUGHT AFTER LOCATION
- GARDEN ROOM
- EPC RATING - D
- COUNCIL TAX BAND - C

Accommodation

Entrance vestibule

Enter the property via a solid timber door, with space for your coats and shoes and a central heating radiator.

Kitchen

12'3" x 6'2" (3.75 x 1.9)

With a range of matching wall and base units, complementary work surfaces, inset stainless steel sink. Four ring gas hob, integrated electric oven and dish washer. Exposed stone work, window and a velux window.

Utility room

6'7" x 7'4" (2.02 x 2.25)

A useful addition to this home, housing the combi boiler, with a range of storage cupboards, work surface and sink. With space for a number of appliances including fridge freezer and washing machine.

Dining room

12'3" x 15'10" (3.75 x 4.85)

A spacious dining room with original stone fireplace, built in storage cupboards. Exposed beams, mullion windows and a window seat. Door leading to the garden.

Lounge

15'3" x 15'10" (4.65 x 4.85)

A spacious lounge with a feature fireplace, mullion windows, exposed beams, door leading to the garden room and stairs leading to the first floor.

Garden room

15'7" x 18'6" (4.75 x 5.65)

A useful addition to this home with windows providing ample natural light, Velux window and patio doors leading to the garden.

First floor

Bedroom one

15'3" x 12'9" (4.65 x 3.9)

Double bedroom with built in wardrobes, mullion windows, exposed beams. Door leading to the WC.

WC

With a white two piece suite which comprises of a wash hand basin, low flush WC, radiator and mirrored cabinet.

Bedroom two

13'9" x 9'8" (4.2 x 2.95)

Double bedroom with exposed beams, mullion windows and a window seat.

Bedroom three

9'8" x 6'8" (2.95 x 2.05)

A single bedroom with a built in storage cupboard.

Bathroom

10'11" x 7'4" (3.35 x 2.25)

Partly tiled with a white four piece suite which comprises of a bath, wall hung wash hand basin, low flush WC, shower enclosure, mullion windows and chrome towel warmer.

External

Situated on a large plot bordered by a variety of well established plants and shrubs. The property also benefits from a detached garage.

Garage

13'1" x 16'4" (4 x 5)

Directions

Please use post code HX6 3DW for sat nav directions.

PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: 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.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



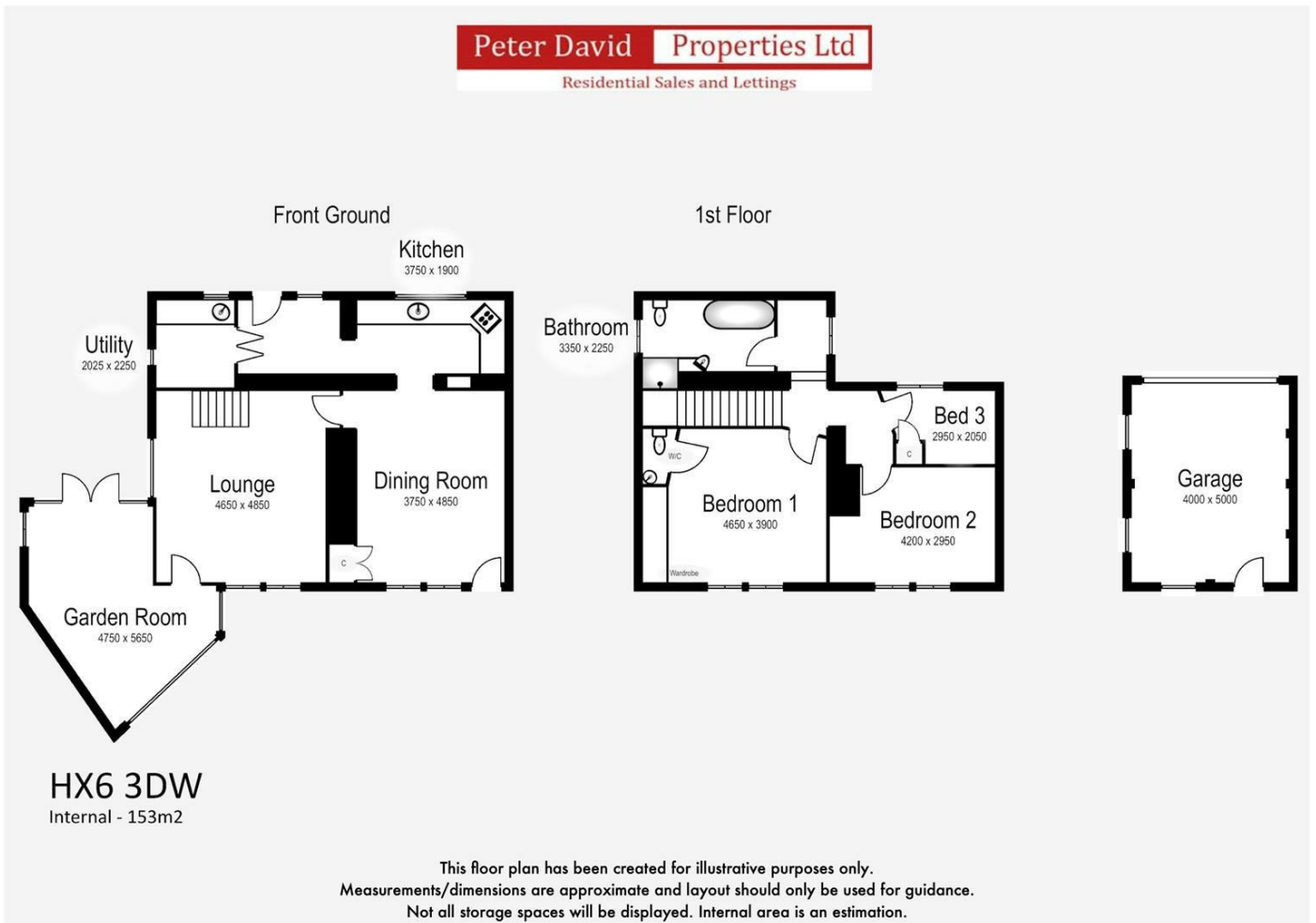
Hybrid Map



Terrain Map



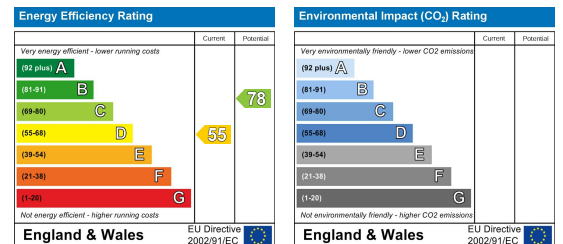
Floor Plan



Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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