

Peter David

Properties Ltd

Residential Sales and Lettings



Brow Lane, Shibden

£595,000





Now available is this charming THREE BEDROOM detached house located on Brow Lane in the picturesque area of Shibden.

Although the property is in need of modernisation this presents a fantastic opportunity for you to put your own stamp on it and create the home of your dreams.

As you step into the property, you are greeted by a welcoming entrance hallway.

The house boasts a large lounge/dining room, perfect for relaxing with family and friends.

Additionally, the property features a delightful garden room where you can enjoy the beauty of the outdoors from the comfort of your home.

To the first floor there are three good-sized bedrooms and the spacious bathroom.

There are stunning views that extend to the more secluded and private side lawn and garden.

The external features of this property are equally impressive - from the drive providing off road parking, double garage which has steps that lead down to the workshop situated directly below and the private garden on the south side, every corner exudes charm and functionality.

The west-facing patio area is strategically placed to offer unparalleled views of the 4.5 acres of land that come with the property. There is a stable for 2 ponies in the middle of the field, built from stone with a slate roof.

Don't miss out on the opportunity to own this wonderful property surrounded by natural beauty.

- 3 BEDROOM DETACHED PROPERTY
- AMAZING VIEWS
- 4.5 ACRES OF LAND
- WONDERFUL GARDEN
- DOUBLE GARAGE AND OFF ROAD PARKING
- IN NEED OF MODERNISATION WITH FANTASTIC POTENTIAL
- WORKSHOP
- EPC RATING E
- COUNCIL TAX BAND F
- SOUGHT AFTER LOCATION

Accommodation

Entrance Hallway

Enter the property via a Upvc door, with a staircase to the first floor, window and a central heating radiator. The hallway gives access to:

Kitchen

8'0" x 9'5" (2.45 x 2.88)

With a range of fitted units, 2 large double glazed windows and a central heating radiator.

Lounge/ Dining Room

13'0" x 25'10" (3.98 x 7.88)

A large room which has superb views from the large window, 2 further windows. door to the kitchen and double doors to the garden room. There is a gas fire and surround in this room and a central heating radiator.

Garden Room

11'3" x 9'8" (3.45 x 2.95)

A beautiful room with wood flooring, central heating radiator, stunning views and access to the secluded and private side garden.

Stairs leading to:

Bathroom

7'11" x 9'4" (2.43 x 2.85)

Generous sized room with a Three piece fitted suite and fully tiled, central heating radiator and double glazed window.

Bedroom 1

12'11" x 13'1" (3.95 x 4)

Large double bedroom with fitted wardrobes, double glazed window and central heating radiator.

Bedroom 2

12'11" x 12'8" (3.95 x 3.88)

Large double bedroom with wardrobes, large double glazed window, a smaller window and central heating radiator.

Bedroom 3

7'11" x 6'5" (2.43 x 1.98)

Bedroom with double glazed window and central heating radiator

Double garage

14'9" x 18'0" (4.5 x 5.5)

Double garage which has steps that lead down to the workshop situated directly below and the private garden on the south side.

Stable

There is a stable for 2 ponies in the middle of the field, built from stone with a slate roof.

External

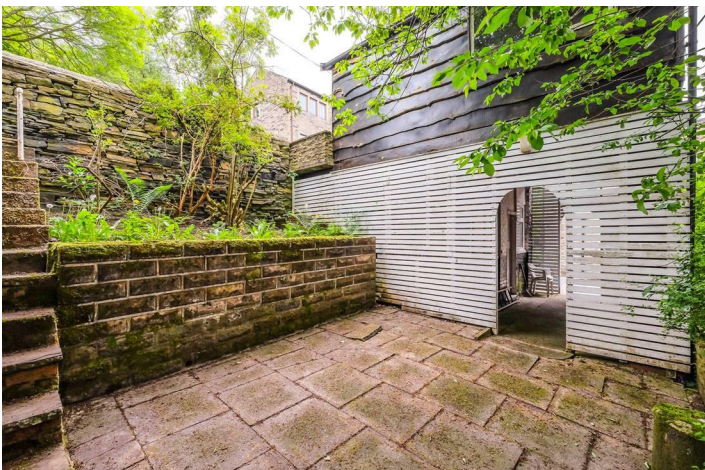
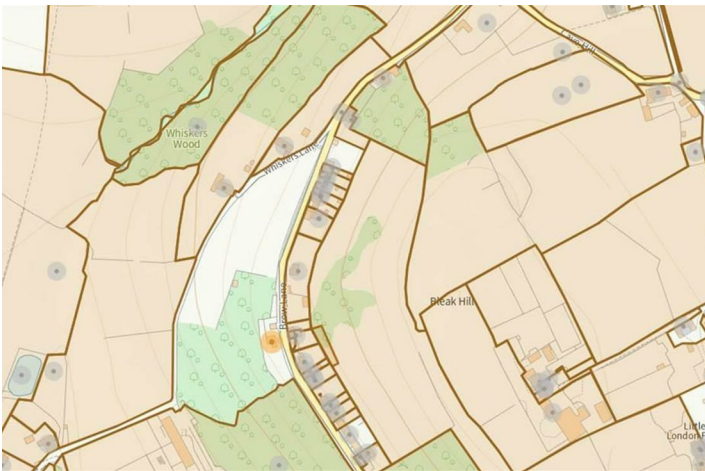
Externally there is a drive, double garage and workshop with a private garden on the south side. West-facing patio area is strategically placed to offer unparalleled views of the 4.5 acres of land that come with the property.

PLEASE NOTE

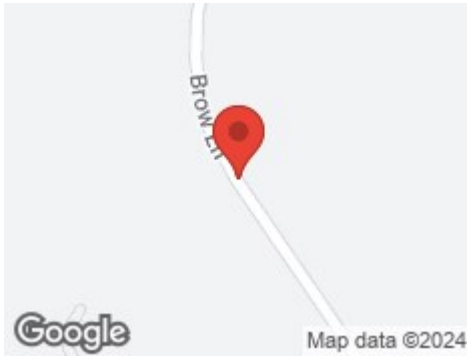
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and 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.
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Directions

Please use post code HX3 7UT for sat nav directions.



Road Map



Hybrid Map



Terrain Map



Floor Plan

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Front Ground

1st Floor

Double Garage

4500 x 5500

Storage

Below Garage

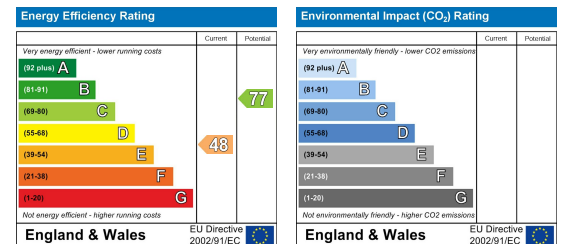
HX3 7UT
Internal - 150m²

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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