

Peter David

Properties Ltd

Residential Sales and Lettings



, Brearley

£220,000





A pleasant stone built three / four bedroom semi detached property ideally suited for the family buyers, situated conveniently for local amenities in Luddendenfoot and Mytholmroyd, set in an elevated position showing off views across the valley.

The property boasts double glazing and gas central heating and briefly comprises; dining kitchen with built in appliances access to the lower ground floor storage cellar, and access into the lounge from where you can enjoy the open views.

On the first floor are two bedrooms and bathroom, on the second floor is a good sized dormer bedroom from where you can take in the open views and further attic room.

Externally the property has a pleasant, low maintenance garden to the front elevation with wrought iron fencing and showing off the delightful views.

- FOUR BEDROOM STONE BUILT SEMI DETACHED PROPERTY
- ELEVATED AWAY FROM THE MAIN ROAD
- WOODLAND ASPECT TO THE REAR
- FOUR GOOD SIZED BEDROOMS
- EASY ACCESS TO LOCAL AMENITIES AND LOCAL RAILWAY STATION
- VIEWS ACROSS THE VALLEY
- COUNCIL TAX BAND B
- EPC RATING D

Accommodation

Entrance Via Rear Door
Giving access into the:-

Dining Kitchen

14'11" x 13'6" (4.55m x 4.14m)
Fitted with matching wall and base units, inset sink, built in oven, ceramic hob with extractor hood above, plumbed for automatic washing machine, laminate flooring, window to the rear with views over the woodland, staircase access to the first floor, access to the lower ground floor and access into the:-

Lounge

14'9" x 11'6" (4.52m x 3.51m)
Window to the front, varnished wood flooring, slate tiling to the chimney breast, double radiator, front access door, picture rail and coving to the ceiling

Lower Ground Floor

14'11" x 11'1" (4.57m x 3.38m)
Good sized room with windows to the front and side, double radiator and wall mounted combination boiler

First Floor

Landing Area

Giving access to the bedrooms, bathroom and stairs lead up to the second floor bedrooms

Bedroom 1

14'9" x 11'6" (4.52m x 3.51m)
Window to the front, original fireplace, laminate flooring, double radiator and coving to the ceiling

Bedroom 4

9'1" x 7'6" (2.79m x 2.31m)
Window to the rear, laminate flooring, double radiator and coving to the ceiling

Bathroom

8'9" x 5'8" (2.69m x 1.73m)
Fitted with a three piece white suite comprising of a 'P' shaped bath with shower over, low flush toilet, pedestal wash hand basin, chrome radiator, part tiling to the walls, extractor fan

Second Floor

Landing Area

Windows to the side, laminate flooring

Dormer Bedroom Two

14'9" x 12'4" (4.52m x 3.78m)
Nice sized room with dormer window to the front from where you can take in the open views, laminate flooring and double radiator

Bedroom Three

13'8" x 8'7" (4.19m x 2.62m)
Velux window, under eaves storage space, wood panelling to the ceiling, double radiator and original fireplace

External Details

Small garden area to the front with decking, side pathway leads round to the rear of the property, from here there are lovely walks through the woods

Directions

Please use post code HX2 6HS 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.
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Road Map



Hybrid Map



Terrain Map



Floor Plan

1 Woodleigh

Approx. Gross Internal Floor Area
1323 sq. ft / 122.78 sq. m

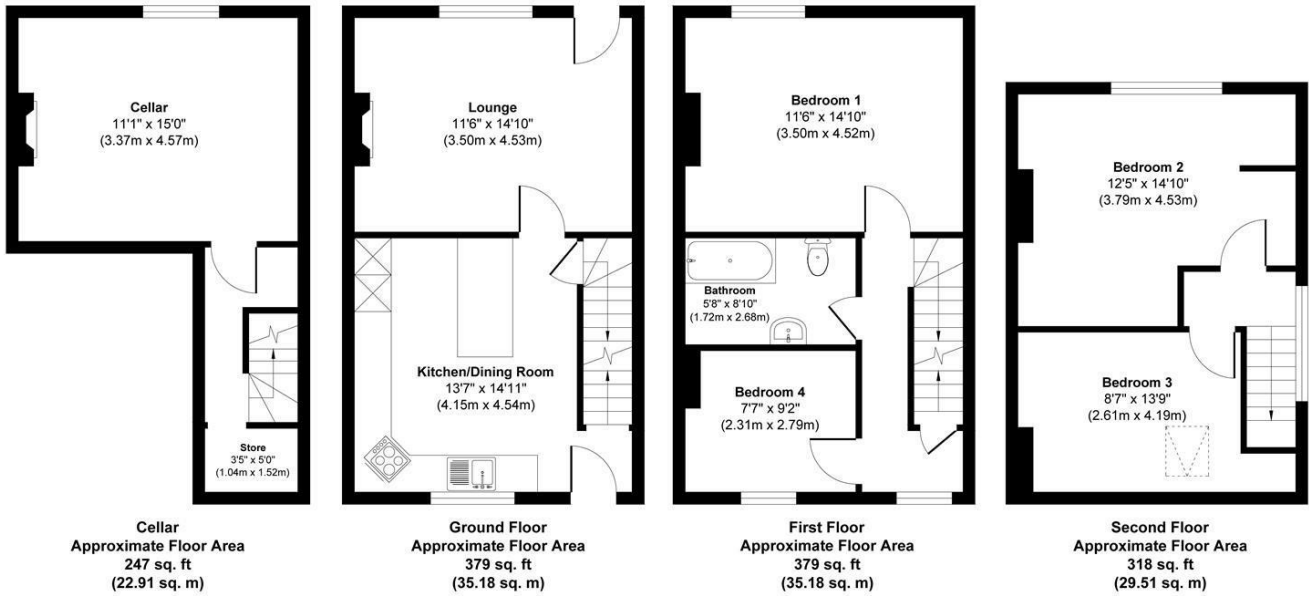
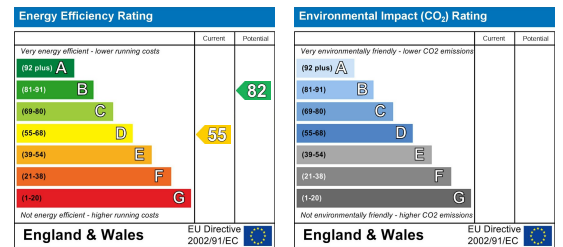


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Viewing

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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