

Peter David

Properties Ltd

Residential Sales and Lettings



Garden Terrace, Off Birchcliffe Road

Offers In The Region Of £225,000





* AVAILABLE TO VIEW SATURDAY 27.7 BY APPOINTMENT ONLY 10AM - 12 NOON - SO CALL OUR HEBDEN BRIDGE OFFICE NOW TO RESERVE YOUR VIEWING SLOT *

Situated to this convenient location and within easy walking distance of all of the facilities of Hebden Bridge including trans-Pennine rail links to the commercial centres of both Leeds and Manchester

Peter David Properties are delighted to offer for sale this quirky two bedroom character mid back to back terrace property with a very pleasant patio/sitting area providing superb south facing views over Hebden Bridge

The double glazed living accommodation briefly comprises: open plan living room with multi fuel stove fire, modern fitted kitchen with built in appliances, lower ground floor cellar. Bedroom and shower room on the first floor with dormer bedroom with built in double cabin bed on the second floor

An internal inspection is highly recommended to appreciate this very quaint typical Hebden Bridge property. Realistically priced to attract a prompt sale

Please Note: There is no mains gas at the property, everything is electric

- Tenure: Freehold
- Stone Built Two Bedroom Back / Back Terrace
- Close to Local Amenities And Transport Links
- South Facing Views Over Hebden Bridge
- Open Plan Living Room With Multi Fuel Stove Fire And Modern Kitchen
- Three Piece Shower Room
- Patio Garden to the Front With Integral Store Rooms
- EPC rating to follow
- Council Tax Band A

Accommodation

Stained glass period door gives access into the

Open Plan Lounge / Kitchen Area

13'6" x 13'5" (4.14 x 4.11)

A good sized living space with two double glazed windows to the front, inset multi fuel burning stove fire. Stylish fitted kitchen with generous amount of wall and base units incorporating ceramic hob with extractor over and built in oven and grill. plumbed for automatic washing machine and integrated fridge / freezer, complimentary tiling, inset stainless steel bowl with mixer tap. engineered wood flooring. Door to useful storage cellar and stairs to the first floor

First Floor

Landing with stairs leading to the second floor,

Bedroom 2

14'0" x 8'3" (4.29 x 2.54)

Window to front with views over rooftops and the town centre, built in wardrobe and dressing table, laminate flooring

Shower Room

6'9" x 6'7" (2.08 x 2.01)

Fitted with a three piece suite comprising of a double shower cubicle with electric shower over, wash basin and low flush toilet, attractive splashback tiling, obscure double glazed window to front and extractor fan

Second Floor

Dormer Bedroom

14'0" x 13'10" (4.29 x 4.24)

A superb double bedroom with dormer window offering views over the hillside and beyond, painted floorboards, beamed ceiling, built in double cabin bed under the dormer,(this can be removed if not needed) fitted wardrobes and useful built in storage. This room is also used has a working area

External

The property enjoys a very pleasant good sized enclosed and gated patio garden to front and two integral storage sheds, ideal for storing bikes etc

Directions

From Hebden Bridge proceed up Birchcliffe Road, taking your first right and proceed up the hill to the end of the road, take your left turn and proceed up the cobbles where the property will be found on your left identified by our FOR SALE board

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

Approx. Gross Internal Floor Area
713 sq. ft / 66.46 sq. m

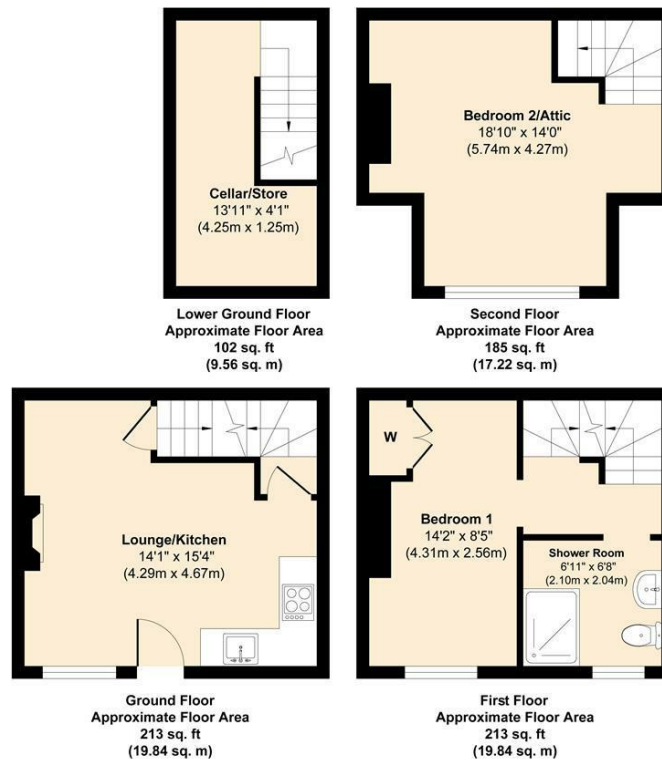
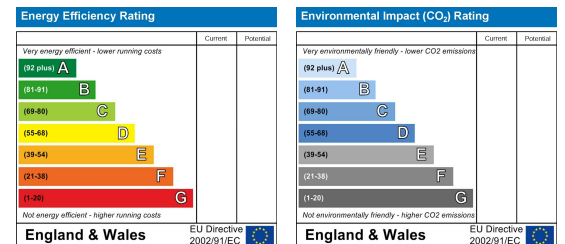


Illustration for identification purposes only. Measurements are approximate and not to scale. Room dimensions indicate maximum length / width unless otherwise stated. Unauthorised reproduction is prohibited.

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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