

Peter David

Properties Ltd

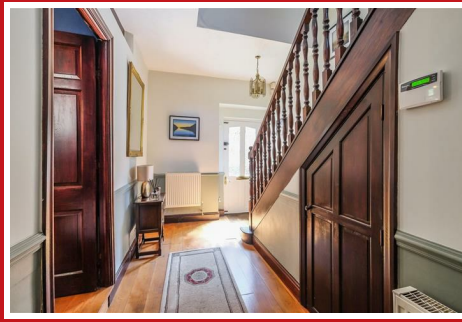
Residential Sales and Lettings



## Dean Lane, Triangle

Offers In The Region Of £495,000





Welcome to this charming character property located in the picturesque area between Mill Bank and Triangle. This converted link detached coach house offers a unique living experience with a touch of history and elegance.

You are greeted by a splendid modern fitted kitchen and dining room that are perfect for entertaining guests or simply relaxing with your loved ones. Upstairs the property boasts a large living room and three spacious bedrooms, all of which are double-sized, providing ample space for a growing family or guests staying over. With an ensuite to the master bedroom, house bathroom and two cloaks there is plenty of room for a growing family.

The secure gated parking ensures that your vehicle is safe and sound, giving you peace of mind. There is also a large garage through the large coach doors, making ideal storage or a workshop option.

One of the standout features of this property is its period charm and character. From exposed beams to unique architectural details, every corner tells a story of the past while offering modern comforts for today's lifestyle.

Situated in a semi-rural position, you can enjoy the tranquillity of the countryside while still being within easy reach of local amenities and transport links. Don't miss out on the opportunity to own a piece of history with this converted coach house.

- LINK DETACHED CONVERTED COACH HOUSE IN A WONDERFUL GRADE 2 LISTED COURTYARD SETTING
- SEMI RURAL POSITION
- AMPLE SECURE OFF ROAD GATED PARKING
- LARGE GARAGE
- BOASTS PERIOD CHARM AND CHARACTER THROUGHOUT
- THREE DOUBLE BEDROOMS
- TWO RECEPTIONS
- ENSUITE/HOUSE BATHROOM/TWO CLOAKS
- COUNCIL TAX BAND E
- EPC BAND D

### Accommodation

The accommodation briefly comprises of:

#### Entrance porch

#### Kitchen

14'7" x 14'7" (4.45 x 4.45)

#### Dining room

10'7" x 17'3" (3.25 x 5.27)

#### Hallway

#### Downstairs wc

#### First floor

#### Lounge

14'11" x 17'3" (4.55 x 5.27)

#### Inner hallway

#### Bedroom

11'1" x 13'7" (3.40 x 4.15)

#### First floor wc

#### Bedroom

14'11" x 10'9" (4.55 x 3.30)

#### Ensuite shower room

#### Bedroom

10'8" x 17'3" (3.27 x 5.27)

#### House bathroom

12'10" x 11'8" (3.92 x 3.57)

#### External

Outside you will find a large stone flagged patio with a dwarf wall with shrubs and flowers. This is positioned behind a remote control security gate. This space provides ample off road secure parking or can be utilised as a low maintenance garden. Further on street parking on the cobbled road approaching the property.

#### Garage

17'0" x 17'3" (5.20 x 5.27)

A large space which can be utilised for a variety of purposes. Workshop, storage or under cover car parking. Includes a 7kW car charging point.

#### Directions

Please use the postcode HX6 3EA 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



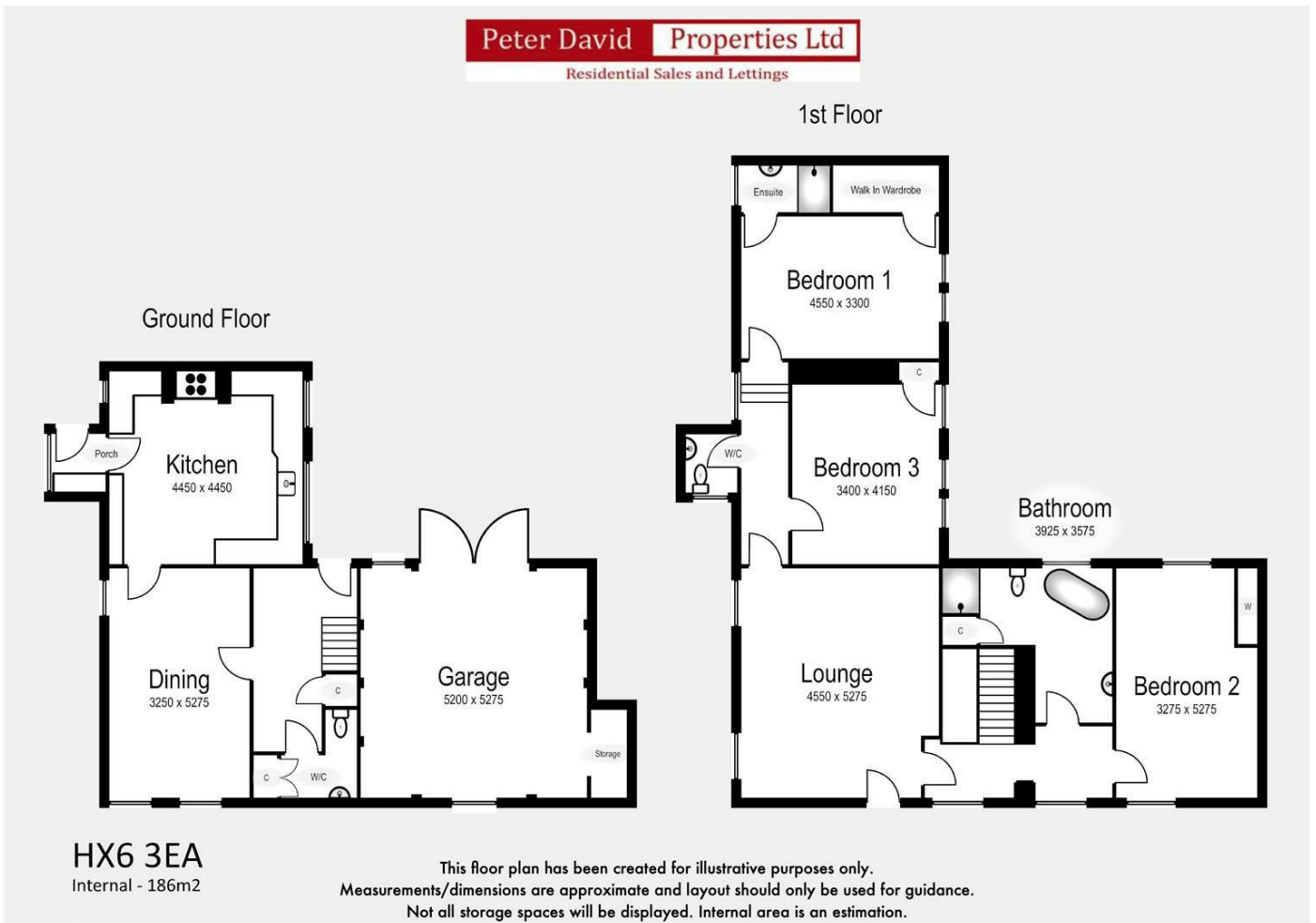
## Hybrid Map



## Terrain Map



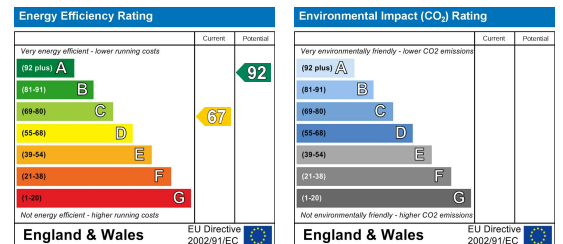
## Floor Plan



## 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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