

Peter David

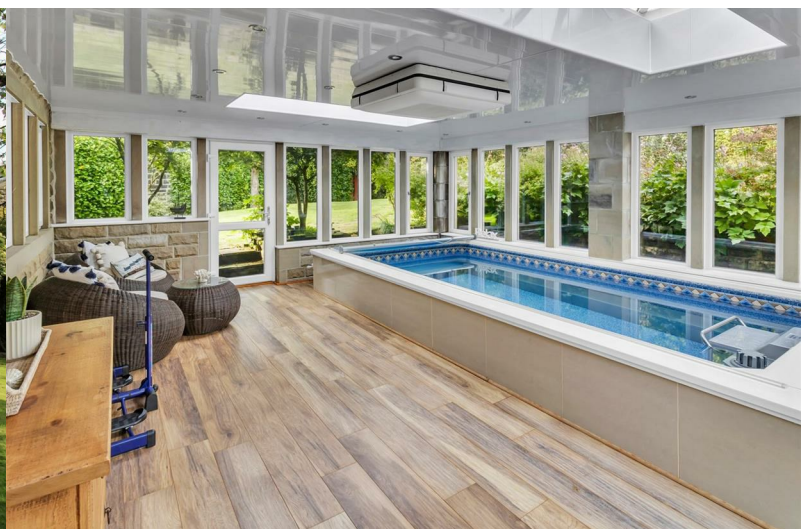
Properties Ltd

Residential Sales and Lettings



Parrock Lane, Old Town

Offers Over £765,000





Peter David Properties are delighted to present to the open market this very impressive four bedroom detached home

This well-presented property boasts well-proportioned living accommodation with swimming pool, four bedrooms, one en-suite, driveway for several vehicles and a tiered rear garden

The property is situated in this popular village location having a post office, excellent school, two local public houses, bowling green and cricket pitch and is only 5-minute drive away from the bustling market town of Hebden Bridge

Remote operated gates lead to the property's driveway which offers off road parking for several cars and gives access to the garage and impressive external stone porch

Early internal viewing is highly recommended to appreciate this spacious family home.

- VERY IMPRESSIVE FOUR BEDROOM HOME WITH SMALL POOL
- EXTENSIVE GARDENS TO THE SIDE AND REAR
- POPULAR VILLAGE LOCATION WITH EXCELLENT JUNIOR AND INFANT SCHOOL
- WITHIN EASY ACCESS OF HEBDEN BRIDGE TOWN CENTRE
- COUNCIL TAX BAND F
- EPC BAND B
- INTERNAL VIEWING HIGHLY RECOMMENDED
- SOLAR PANELS FITTED TO THE GARAGE ROOF

Accommodation

Entrance porch

Gives access into the hallway

Hallway

The hallway is positioned in the centre of the property with radiator and coving to the ceiling. From the hallway solid internal doors give access to the lounge, sitting room, impressive, fitted kitchen with built in appliances, bathroom, dining room, family room and conservatory with small swimming pool. At the end of the hallway a wide staircase leads to the first-floor landing area.

Lounge

To the centre of the room is a wall mounted focal point gas fire with marble hearth and radiator, coving to the ceiling and windows to the front aspect

Sitting room

A pleasant room with a good-sized window to the front aspect and having radiator

Fitted kitchen

Fitted with modern wall and base units with complimentary solid Quartz work surfaces and up stands. To the centre of the room is a good sized island/ breakfast bar with solid Quartz work top. There are built in appliances including a large fridge and freezer, dishwasher and wine cooler. There is also a fitted double oven with microwave, 5 ring hob with remote operated extractor, built in recycling bin and a single sink and drainer and windows to the rear, access into the side lobby

Side lobby

Giving access to the rear garden and access into the garage

Dining room

This room offers ample space for a dining table and chairs being ideal for entertaining family and friends and having fitted radiator and coving to ceiling and with access into the conservatory

Family room

Down lighting, radiator with cover, coving to ceiling and windows with views of the conservatory and pool

Conservatory / swimming pool

A pleasant addition to the property is the pool which has been designed and installed so it can easily be removed if not required. The glass panels and glass roof compliment the pool making this a very attractive room, especially in the summer months. There are patio doors to both side aspects leading to the rear garden and air conditioning unit and stylish laminate flooring

Bathroom

Comprising of a four-piece suite including a panelled bath, spacious walk-in shower cubicle, low flush toilet and wash hand basin. There is also a frosted window, wall mounted radiator with cover, tiled floor and fully tiled walls

First floor

Landing area

Spacious landing with chrome spindled balustrade, vaulted ceiling, illuminated lights, skylight and built in storage cupboards. From the landing internal doors lead to all four bedrooms and the family bathroom

Main bedroom

Good sized main bedroom which benefits from a large window to the rear, skylight with remote operated blind, recessed down lighting and radiator

Ensuite

Comprises of a three-piece suite including a spacious walk-in shower cubicle, twin wash hand basins and low flush toilet. There is also a frosted window, heated towel rail, tiled floor with underfloor heating and fully tiled walls

Bedroom 2

Window to the front, skylight with remote operated blind, radiator

Bedroom 3

Having fitted wardrobes to one side, window to the front, skylight and radiator

Bedroom 4

A good-sized bedroom with space for a double bed and furniture, wall mounted radiator, fitted wardrobes and window

Family bathroom

A second bathroom which comprises of a four-piece suite including bath, spacious walk-in shower cubicle, low flush W/C and wash hand basin. There is also a remote operated skylight, heated towel rail, heated tiled floor and fully tiled walls

External details

Solar panels to garage roof which generate approximately £800 per annum.

As already mentioned to the front of the property is a spacious driveway and front garden which is part lawned and part patio with mature borders. Also to the side of the property is an archway which leads to the rear garden

Garage / Utility area

The garage is accessed via a remote operated roller shutter door. At the back of the garage there is the utility area with wall and base units, plumbing for a washing machine, electrics for a tumble dryer and a single sink plus ample room for car, bikes and storage area

Rear garden

The rear garden is good sized and very private and is mainly laid to lawn with generous size patio perfect for outdoor furniture and BBQ. A feature of the garden is the large pond which attracts a range of wildlife. There is also a bin store and plant room and external lighting (including a featured lamp post to the front), CCTV cameras to the front and rear of the property and three outside taps to the rear

Directions

Proceed out of Hebden Bridge via Keighley Road and proceed up the hill, upon entering Pecket Well take your right turn and proceed along here for approx. half mile where the property will be found on your left set back from the road and 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 WHATSOEVER IN RELATION TO THIS PROPERTY.



Road Map



Hybrid Map



Terrain Map



Floor Plan

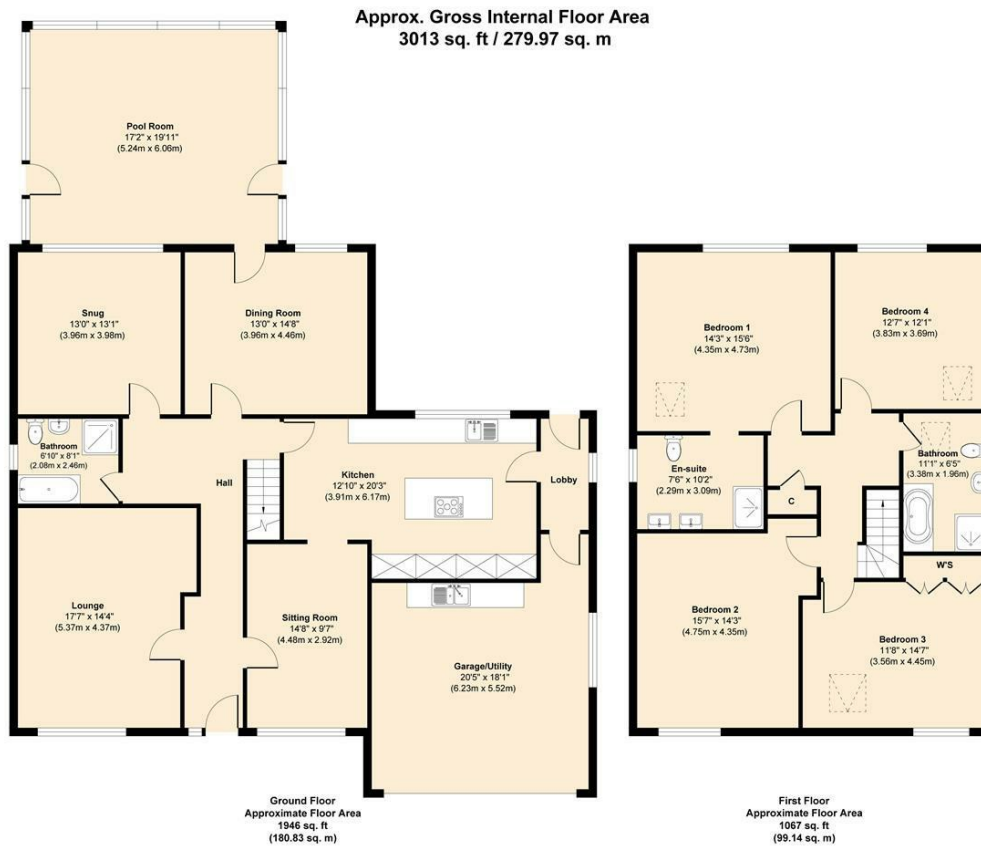
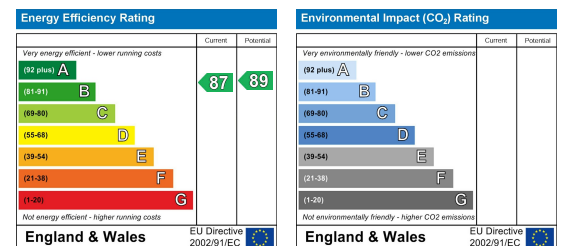


Illustration for identification purposes only. Measurements are approximate and not to scale. Room dimensions indicate maximum length / width unless otherwise stated. Unauthorised reproduction is prohibited.

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



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