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Properties Ltd

Residential Sales and Lettings



Woodland Dell,

£165,000





This well presented two bedroom end terrace back / back is situated within easy access to Hebden Bridge / Todmorden. The property has been fully refurbished to a high standard by the current owner and is now ready for immediate occupancy. Looking at the photos you can understand why Internal viewing is highly recommended.

The accommodation in brief comprises of front entrance door giving direct access in to the lounge, lower ground floor basement ding kitchen with built in appliances. On the first floor is bedroom two and bathroom with good sized attic bedroom on the second floor. Gas central heating and PVCu double glazing installed.

Externally there is a small area with gated access onto the footpath with woodland views.

To the rear of the property is the Rochdale Canal enjoying pleasant walks on the towpath towards Todmorden / Hebden Bridge

This property would make a lovely home for the first time buyers

- Two Bedroom End Terrace Back / Back
- Having Been Totally Refurbished By The Current Owner
- Situated Within Easy Access To Hebden Bridge / Todmorden
- Very Impressive Basement Kitchen With built In Appliances
- Internal Viewing Highly Recommended
- Council Tax Band: A
- EPC Rating: F (This was the rating prior to the property being refurbished)
- Tenure: Freehold

Accommodation

Front entrance door

Gives direct access into the:

Lounge

16'6" x 13'3" (5.05 x 4.06)

The focal point of this room is the exposed brickwork to the chimney breast with stone lintels, suitable for a log burner, engineered oak flooring, mains smoke alarm, storage cupboard housing the combination boiler, windows to the front, staircase access to the first floor and access to the:

Dining kitchen

16'0" x 9'10" (4.90 x 3.00)

Good sized room fitted with matching wall and base units, inset sink unit, built in electric oven with ceramic hob and extractor hood above, recessed down lighting, mains operated smoke alarm, windows to the front, Amtico flooring, double radiator

First floor

Landing area

With open plan staircase to the attic room

Bedroom 2

13'5" x 9'10" (4.09 x 3.02)

Window to the front, Victorian style fireplace and double radiator

Bathroom

6'9" x 6'2" (2.06 x 1.90)

Fitted with a three piece white suite comprising of a 'P' shaped bath with shower over and shower screen, wash hand basin, low flush toilet, tiling to the walls and window to the front

Second floor

Attic room

16'6" x 13'5" (5.05 x 4.09)

Another good sized room with exposed beams, velux window and fitted track with spot lights

External details

Small garden area to the front with on road parking

Directions

Proceed out of Hebden Bridge towards Todmorden 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



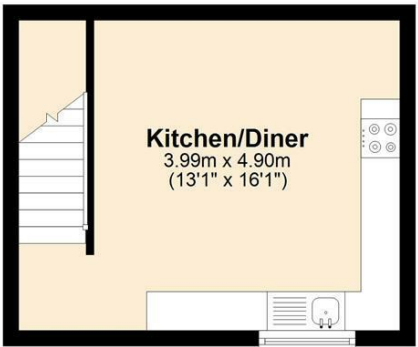
Terrain Map



Floor Plan

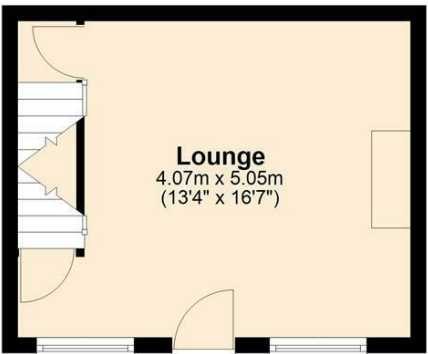
Lower Ground Floor

Approx. 19.6 sq. metres (210.4 sq. feet)



Ground Floor

Approx. 20.6 sq. metres (221.2 sq. feet)



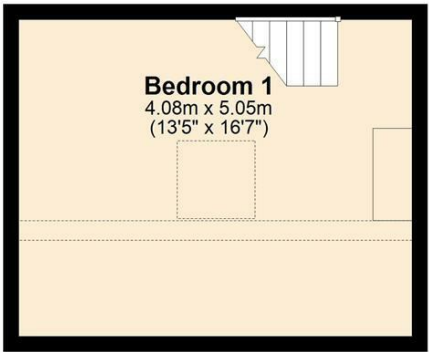
First Floor

Approx. 20.6 sq. metres (221.6 sq. feet)



Second Floor

Approx. 20.6 sq. metres (221.8 sq. feet)

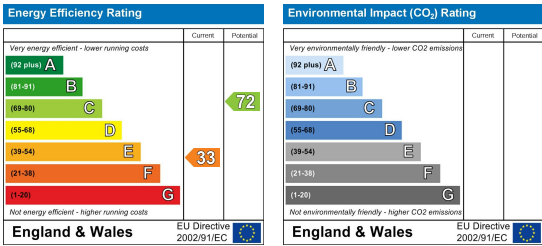


Total area: approx. 81.3 sq. metres (875.1 sq. feet)

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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