

Peter David

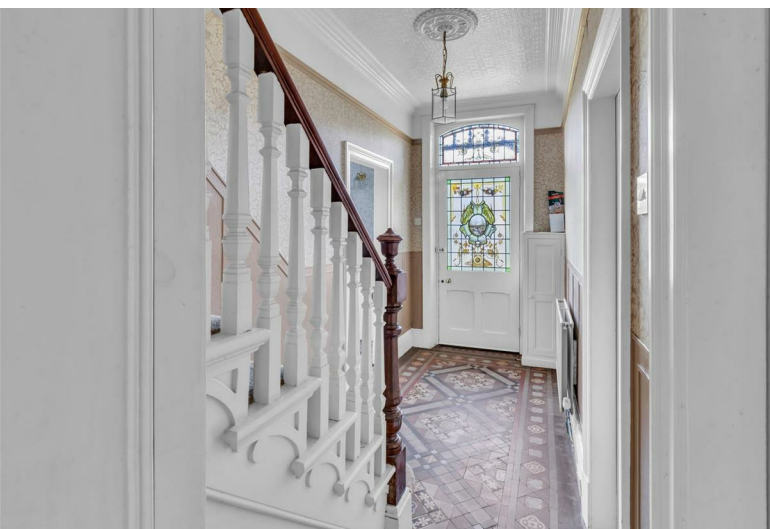
Properties Ltd

Residential Sales and Lettings



Keighley Road,

Price Guide £550,000





Peter David Properties are delighted to offer for sale this stone fronted period style four-bedroom semi-detached property offering many original features with spacious and flexible living accommodation for family buyers. The property is situated in this very popular location giving easy access to Hardcastle Craggs, an early internal viewing is highly recommended to appreciate this unique character property with huge potential.

'Kirkstone' is situated at the top of Keighley Road just before you pass the woodland towards Pecket Well.

The accommodation in brief comprises of Entrance hallway, lounge, dining room, kitchen and utility room. On the first floor are four bedrooms, bathroom with separate toilet. Gas central heating and part secondary double glazing installed and a security system.

Externally there is a pathway to the front and side with tiered garden backing onto woodland.

Two detached garages are situated opposite the property on Midgehole Road which allows off road parking for two cars.

The property is being sold with no upward chain offering vacant possession on completion.

- Period Style Four Bedroom Semi- Detached With Two Garages
- Popular Location With Easy Access To The Town Centre
- Ideal Family Home
- In Need Of Modernisation
- Offering A Wealth Of Original Features
- No Upward Chain
- EPC Rating: E
- Tenure: Freehold. Council Tax Band : D

Accommodation

Front Entrance Door

Entrance into the hallway by the original door with stained glass

Hallway

Very impressive hallway with original tiles to the floor, spindled balustrade staircase and from the hallway all ground floor rooms are accessible

Lounge

14'1" x 13'7" (4.31 x 4.16)

Impressive room with windows to the front allowing a degree of natural light, modern fireplace with inset living flame gas fire, radiator

Dining Room

14'1" x 13'8" (4.31 x 4.17)

Another good-sized room with windows to the front, decorative fire place, radiator and coving to the ceiling

Kitchen

8'1" x 13'8" (2.47 x 4.17)

Fitted with base units, inset stainless steel sink, space for a cooker with extractor hood above and windows to the rear elevation

Utility Room

5'3" x 14'1" (1.61 x 4.31)

Good sized room with wall and base units, plumbing for the automatic washing machine, floor mounted central heating boiler, windows to the rear and access door

Cloakroom

5'3" x 5'7" (1.61 x 1.72)

First Floor

Landing Area

Spacious landing giving access to all the first-floor rooms, stained glass window to the side elevation

Bedroom 1

14'1" x 13'7" (4.31 x 4.16)

Located above the dining room this is another good-sized room with window to the front, original fireplace and radiator

Bedroom 2

12'0" x 11'10" (3.68 x 3.63)

This room is above the lounge and offers another good-sized room with original fireplace, radiator and window to the front

Bedroom 3

14'2" x 6'11" (4.34 x 2.13)

Located to the rear of the property with window overlooking the garden and woodland, radiator

Bedroom 4

9'1" x 8'0" (2.77 x 2.44)

Situated at the front with a window and radiator

Bathroom

7'11" x 9'2" (2.43 x 2.80)

Fitted with a three-piece white suite comprising of a panelled bath with shower over, pedestal wash hand basin and low flush WC, window to the rear and built in storage cupboard, radiator

Separate wc

Fitted with a two-piece white suite, comprising of a low flush WC, pedestal wash hand basin, window to the rear

External details

Tiered garden area to the rear backing onto woodland, to the front of the property there is a small paved area with steps leading down onto Keighley Road. Two single garages.

Directions

From Hebden Bridge proceed up Keighley Road where the property will be found on your right identified by our FOR SALE board, opposite the turning onto Midgehole

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

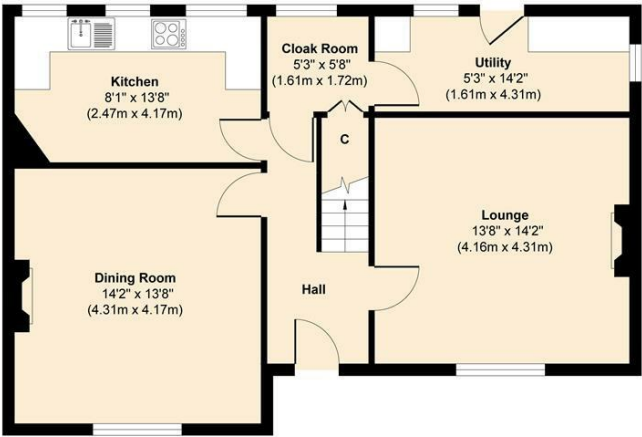


Terrain Map

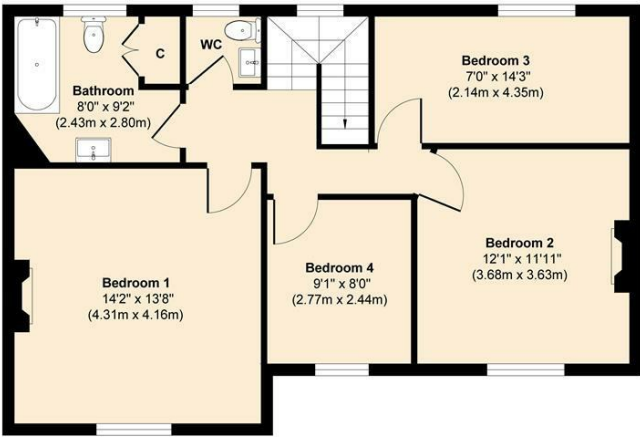


Floor Plan

Approx. Gross Internal Floor Area
1405 sq. ft / 130.51 sq. m



Ground Floor
Approximate Floor Area
702 sq. ft
(65.26 sq. m)



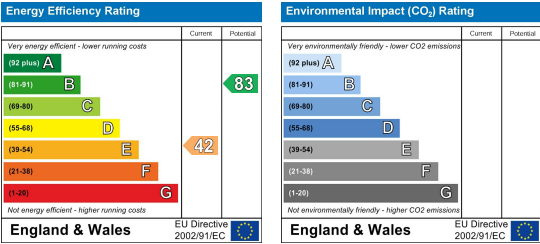
First Floor
Approximate Floor Area
702 sq. ft
(65.26 sq. m)

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



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