

Peter David

Properties Ltd

Residential Sales and Lettings



Lees Road, Off Foster Lane

Price Guide £160,000





This two bed underdwelling is a perfect home for the first time buyers who are wanting to get onto the property ladder, the property is within easy walking distance to the town centre and faces South.

The accommodation in brief comprises of: entrance lobby, lounge with open grate fire, open plan into the small kitchen.

On the first floor are two bedrooms and bathroom. Externally there is a small garden area to the front

The property is being SOLD with No Upward Chain

- Tenure: Freehold
- Stone Built Two Bed Underdwelling
- Situated Within Easy Access To The Town Centre
- Ideal Starter Home
- Gas Central Heating And Double Glazing Installed
- EPC Rating: TBC
- Council Tax Band: A
- No Upward Chain

Accommodation

Front entrance

Gives access into the:-

Lobby

Giving access into the:-

Lounge

Window to the front, stone fireplace with open grate fire, beams, double radiator and open plan into the:-

Kitchen

Fitted with matching wall and base units, inset stainless steel sink, electric cooker point, plumbed for automatic washing machine, understairs storage space and staircase access lead up to the:-

First floor: Landing area

Giving access to the two bedrooms and bathroom

Bedroom 1

Window to the front, storage cupboard housing the combination boiler, single radiator

Bedroom 2

A fire exit window to the rear, storage cupboard housing the old style electric meter, this will need upgrading, double radiator

Bathroom

Fitted with a three piece white suite with panelled bath with shower over, wash hand basin and low flush toilet, storage cupboard, chrome towel radiator and window to the front

External details

Small garden area to the front

Directions

Proceed out of Hebden Bridge via Keighley Road, at the traffic lights at Nutclough turn left onto Foster Lane, then first right onto Lees Road where the property will be found on your right 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.
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Road Map



Hybrid Map



Terrain Map



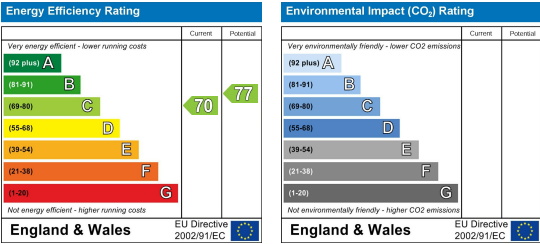
Floor Plan



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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