

# Peter David

# Properties Ltd

Residential Sales and Lettings



**Co-Operative Terrace,**

**£175,000**







An ideal opportunity for a single person or couple to purchase this two-bed terrace property situated in the heart of this very popular historic village location with cobbled streets and stunning views. Heptonstall has a range of local amenities including two public houses, tearoom and a post office and is located above the popular market town of Hebden Bridge, surrounded by open countryside. There are two historic churches and a museum which attract many visitors throughout the year. The accommodation in brief comprises of: front entrance door giving direct access into the lounge, fitted kitchen and lower ground floor cellar currently being used as a utility room. On the first floor are two bedrooms with the bathroom being on the second floor. Gas central heating and sealed unit double glazing installed. Externally there is an open plan lawned area. The property is being SOLD with NO Upward Chain. Please Note: There is only pedestrian access to the property, nearby there is a council car park.

- 2 BEDROOM TERRACE PROPERTY
- SITUATED IN A POPULAR SEMI-RURAL VILLAGE LOCATION
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- TENURE: FREEHOLD
- EPC RATING E
- IDEAL STARTER HOME
- WITHIN EASY ACCESS TO HEBDEN BRIDGE
- NO UPWARD CHAIN
- COUNCIL TAX BAND A

## Accommodation

### Front Entrance Door

#### Lounge

13'8" x 12'4" (4.19 x 3.78)

Window to the front, original built-in cupboard to the alcove, picture rail single radiator and access into the:-

#### Kitchen

12'4" x 5'8" (3.76 x 1.75)

Fitted with matching wall and base units, inset stainless steel sink, built in electric oven with ceramic hob, wall mounted combination boiler, tiled flooring, single radiator, window to the side, staircase access to the first floor and access to the lower ground floor.

### Lower Ground Floor

#### Basement Room

Being plumbed for automatic washing machine and where the meters are located

### First Floor

#### Landing Area

Giving access into the two bedrooms and staircase access to the second floor

### Bedroom One

13'1" x 12'5" (4.01 x 3.81)

Window to the front, single radiator

### Bedroom Two

9'8" x 6'5" (2.97 x 1.98)

Single bedroom with window to the side, single radiator

### Second Floor

#### Bathroom

12'5" x 7'8" (3.81 x 2.34)

Good sized room being fitted with a three-piece white suite comprising of a panelled bath with shower unit over, pedestal wash hand basin, low flush toilet, tiled flooring, velux window, radiator and built in storage space

### External Details

Shared pathway leads to the front door with open plan lawned area

### Directions

For Directions, please use postcode HX7 7NE

### Money Laundering

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



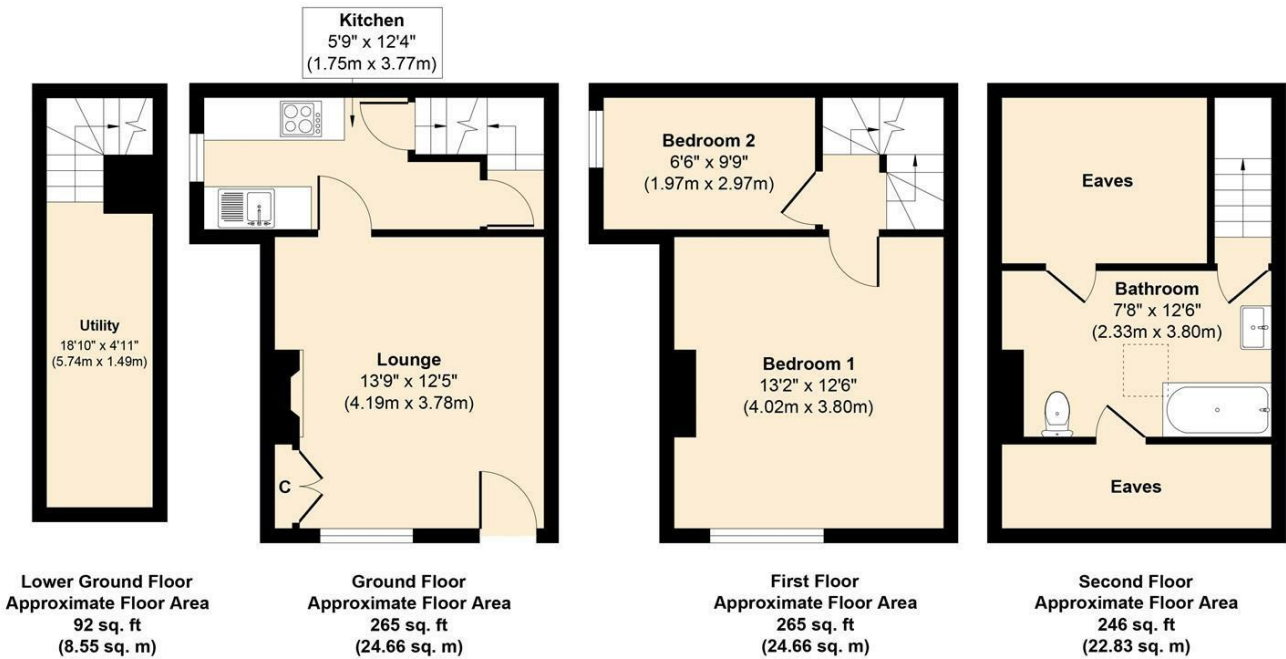
Hybrid Map



Terrain Map



Floor Plan

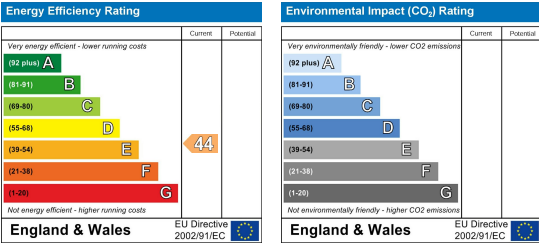


Approx. Gross Internal Floor Area 869 sq. ft / 80.70 sq. m.  
Illustration for identification purposes only, measurements are approximate and not to scale, unauthorised reproduction is prohibited.

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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