

Peter David

Properties Ltd

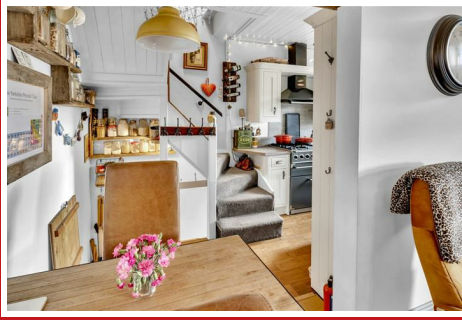
Residential Sales and Lettings



Wilcroft Terrace, Pecket Well

Offers In The Region Of £270,000





Peter David Properties are delighted to offer on open market this very impressive stone fronted three bedroom inner back / back terrace property, situated to this popular village location and within easy access to Hebden Bridge. The property would ideally suit the first time or professional buyers who are wanting to live in a semi - rural area, surrounded by open countryside and enjoying spectacular views

The accommodation in brief comprises front entrance door giving direct access into the lounge with access into open plan fitted kitchen and access to the lower ground floor basement room

On the first floor are two bedrooms and bathroom, with a good sized attic bedroom with en-suite facilities on the second floor making this an ideal room for guests

Internal viewing is highly recommended. Gas central heating and double glazing installed

Externally there is a garden area with raised decking from where you can enjoy the open views and summer house could be used as an office if needed

Internal viewings is essential to appreciate this very attractive property

- Very Impressive Three Bedroom Inner Back / Back Terrace Property
- Situated To This Popular Semi-Rural Village Location
- Enjoying Open Views Over Farmland
- Within Easy Access To Hebden Bridge
- Ideal Home For The Professional Buyers
- Tenure: Freehold
- Council Tax Band: A
- EPC Rating: D

Accommodation

Front entrance door

Giving direct access into the :

Lounge/Dining area

14'4" x 13'8" (4.39 x 4.19)

Good sized room with plenty of light from the window with oak engineered flooring, built in cupboards to the alcoves, lovely multi fuel stove fire insert into the chimney breast (the fire is not included in the sale) open plan into the dining area

Fitted kitchen

14'6" x 7'1" (4.44 x 2.16)

Very well appointed fitted kitchen with matching wall and base units, inset stainless steel sink, wall mounted combination boiler, painted wood panelling to the ceiling, staircase access to the first floor and access to the:

Lower ground floor

Basement/Utility

Being plumbed for the automatic washing machine, power and light points and original coal bunker

First floor

Landing area

Giving access to the two bedrooms and wash room

Bedroom one

11'6" x 10'7" (3.53 x 3.25)

Window to the front taking in the open views, fitted wardrobes and double radiator

Bedroom two

9'8" x 8'9" (2.97 x 2.67)

A second good sized room with open views, double radiator

Washroom

9'4" x 5'4" (2.87 x 1.65)

Nicely presented with a three piece white suite with twin wash basins, panelled bath with shower unit over and low flush saniflow toilet

Attic room

18'8" x 14'0" (5.71 x 4.29)

Another good sized room with three velux windows, plenty of storage space and access into the:

Ensuite

Fitted with a two piece white suite with wash hand basin and low flush toilet

External details

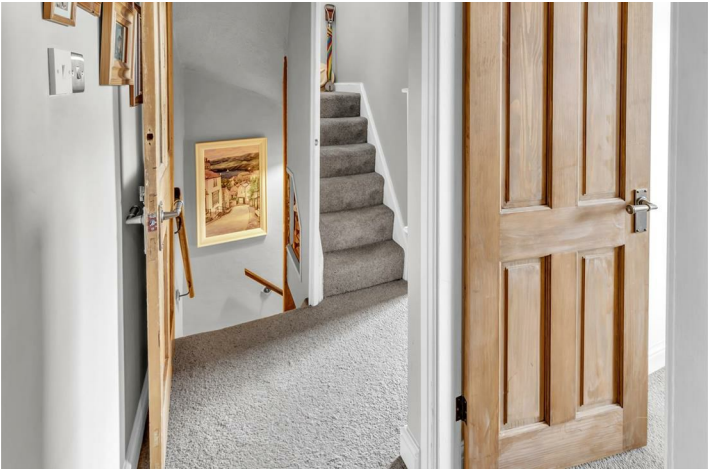
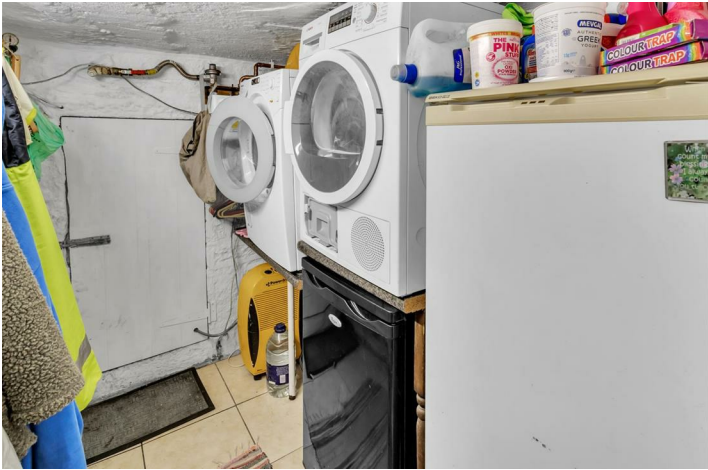
To the front there is the enclosed garden area with raised patio and summer house which could easily be used as an office if needed and where you can sit back and enjoy the open views

Directions

From Hebden Bridge proceed towards Keighley and upon entering Pecket Well the property will be found on your right set back from the road main 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 WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



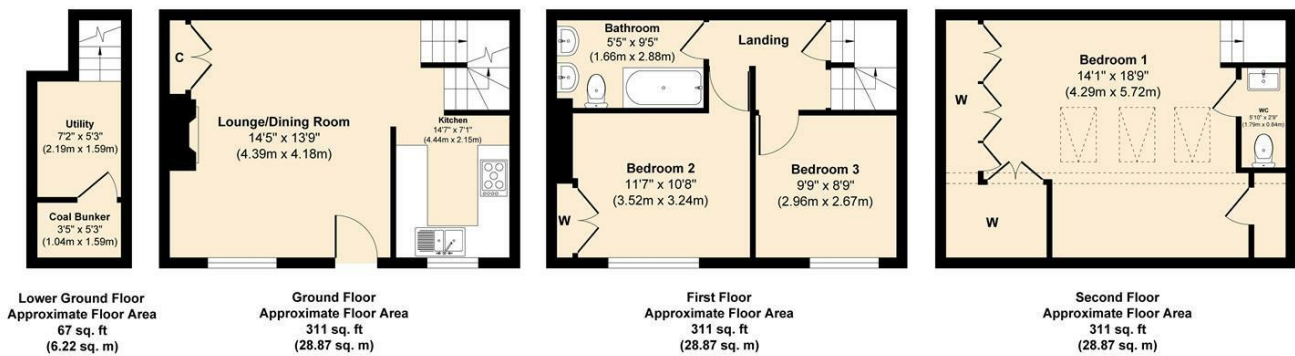
Hybrid Map



Terrain Map



Floor Plan



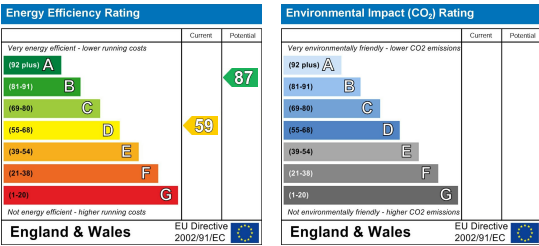
Approx. Gross Internal Floor Area 999 sq. ft / 92.83 sq. m.

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



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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