

# Peter David

# Properties Ltd

Residential Sales and Lettings



Chapel Avenue,

Offers Over £225,000







Known locally as the double decker houses, Peter David Properties are pleased to present to the open market this deceptively spacious stone built end family home with FOUR GOOD SIZE BEDROOMS and FANTASTIC VIEWS with a woodland aspect, situated on a no through road in the Birchcliffe area, and within walking distance to the town centre with all its amenities on offer including shops, schools and the train station for links to Leeds and Manchester.

The accommodation is over four floors and briefly comprises:- Entrance hallway, fitted kitchen, basement / utility room, lounge with window to the rear taking in the views.

On the first floor are two bedrooms and bathroom with two further bedrooms on the second floor. Part double glazing installed.

Externally, the property has a pavement lined frontage with on road parking and immediate access into the Nutclough Woods nature area.

The property is in need of upgrading.

- Impressive Four Bed End Terrace Over Dwelling
- Popular Location With Woodland Aspect
- No Through Road
- Ideal Family Home
- Tenure: Freehold
- Council Tax Band: B
- EPC Rating: F
- In Need Of Upgrading
- Within Easy Access To The Town Centre

## Accommodation

### Front Entrance Door

Gives direct access into the:

### Hallway

Giving access to the first floor and lounge, open archway gives access into the:

### Kitchen

12'5" x 12'2" (3.81 x 3.73)

Fitted with matching wall and base units, inset black composite sink, exposed stone lintels to the chimney breast, double glazed window to the front and access to the:

### Lower Ground Floor

#### Basement/Utility Room

15'5" x 14'2" (4.72 x 4.32)

Providing excellent storage space, original ceramic sink. plumbing for automatic washing machine, this room is suitable to have the central heating boiler installed due to it being the gable end

#### Lounge/Dining Area

14'2" x 12'0" (4.32 x 3.68)

Tiled fireplace with fitted gas fire ( not tested) original coving and single glazed window to the rear with exposed varnished wood flooring

### Landing Area

Window to the side looking over the woodland, staircase access to the second floor and access to the two bedrooms and bathroom

### Bedroom One

12'7" x 9'8" (3.84 x 2.95)

Window to the rear yet again taking in the open views, built in wardrobe to the alcove and exposed wood flooring

### Bedroom Two/Office

12'5" x 9'6" (3.81 x 2.90)

Double glazed window to the front, built in storage cupboard housing the hot water cylinder, wood flooring

### Bathroom

7'10" x 5'4" (2.39 x 1.65)

Fitted with a three piece white suite with panelled bath with electric shower unit over, pedestal wash hand basin, low flush toilet, part tiling to the walls and double glazed window to the front

### Attic Room One

15'3" x 14'3" (4.65 x 4.35)

Dormer window to the rear, exposed beams, varnished wood flooring and velux window

### Attic Room Two

14'2" x 12'5" (4.32 x 3.81)

Velux window, exposed beams and varnished wood flooring

### External Details

Pave line frontage with on street parking and immediate access onto Nutclough Woods nature area and mill pond where you can have a walk round and see the former mill pond and wildlife

### Directions

From Hebden Bridge, proceed up Birchcliffe Road following the road round and looking out for and taking your left turn onto Chapel Avenue, where the property will be found 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



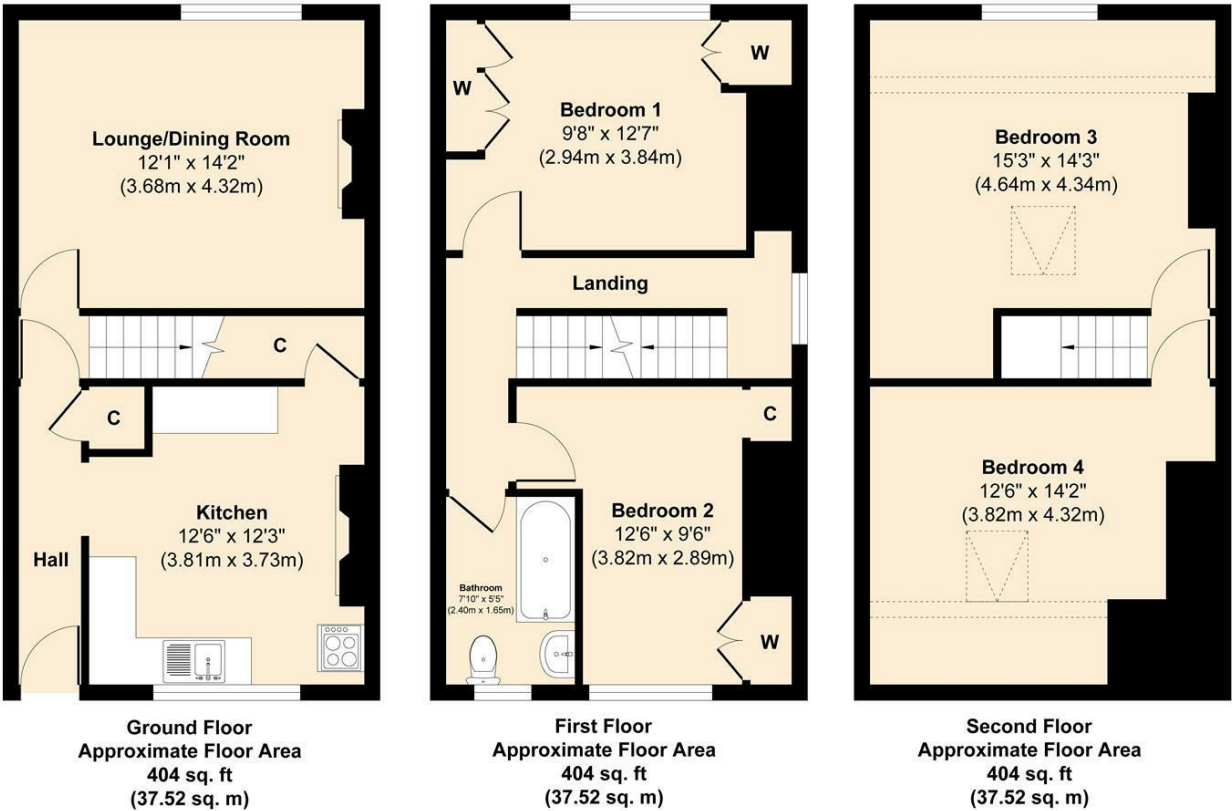
Hybrid Map



Terrain Map



Floor Plan

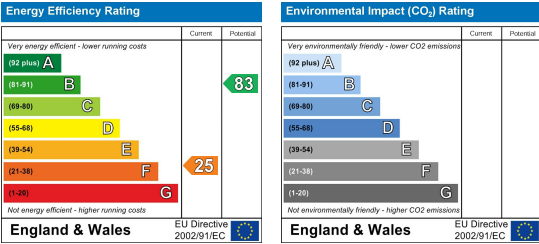


Approx. Gross Internal Floor Area 1213 sq. ft / 112.57 sq. m.  
Illustration for identification purposes only, measurements are approximate and not to scale, unauthorised reproduction is prohibited.

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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