

Peter David

Properties Ltd

Residential Sales and Lettings



Old Town Mill Lane, Wadsworth

£130,000





Located in this popular semi rural village of Wadsworth, Hebden Bridge, this delightful detached cottage, appropriately known as the 'Humble Abode', offers a unique opportunity for both first-time buyers and savvy investors. A converted piggery, the property retains a wealth of character, making it a truly unique and special home.

The cottage features a cosy reception room, while the double bedroom provides a peaceful retreat. The bathroom is well-appointed, ensuring comfort and convenience and the kitchen well designed to cater for your cooking needs. The property also boasts an off-road parking space and a Police approved bicycle store outside, large enough for two adult bicycles.

With a council tax band A, this property is not only affordable but also energy efficient, holding an energy performance band C rating. This makes it an attractive option for those looking to minimise their living costs while enjoying the benefits of a quaint countryside lifestyle.

Whether you are seeking a charming residence to call your own or an investment opportunity in this sought-after location, this cottage is sure to impress. Embrace the character and charm of this unique property and make it your own in this beautiful semi rural location overlooking the green.

- CONVERTED PIGGERY
- DETACHED WITH PARKING SPACE
- OPEN VIEWS ACROSS THE GREEN
- DOUBLE BEDROOM
- WELL DESIGNED CONTEMPORARY ACCOMMODATION
- COUNTRYSIDE WALKS ON YOUR DOORSTEP
- IDEAL INVESTMENT PROPERTY OR FIRST TIME BUYER
- POLICE APPROVED EXTERNAL BICYCLE STORE WILL STORE TWO BIKES
- EPC RATING C
- COUNCIL TAX BAND A

Accommodation

Open plan living kitchen area

10'4" x 11'10" (3.15 x 3.63)

Double bedroom

10'4" x 8'2" (3.15 x 2.50)

Shower room

4'11" x 4'11" (1.50 x 1.50)

External

To the front is a cobbled area ideal for sitting out and parking for one car

Directions

Please use the postcode HX7 8RW for sat nav directions

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



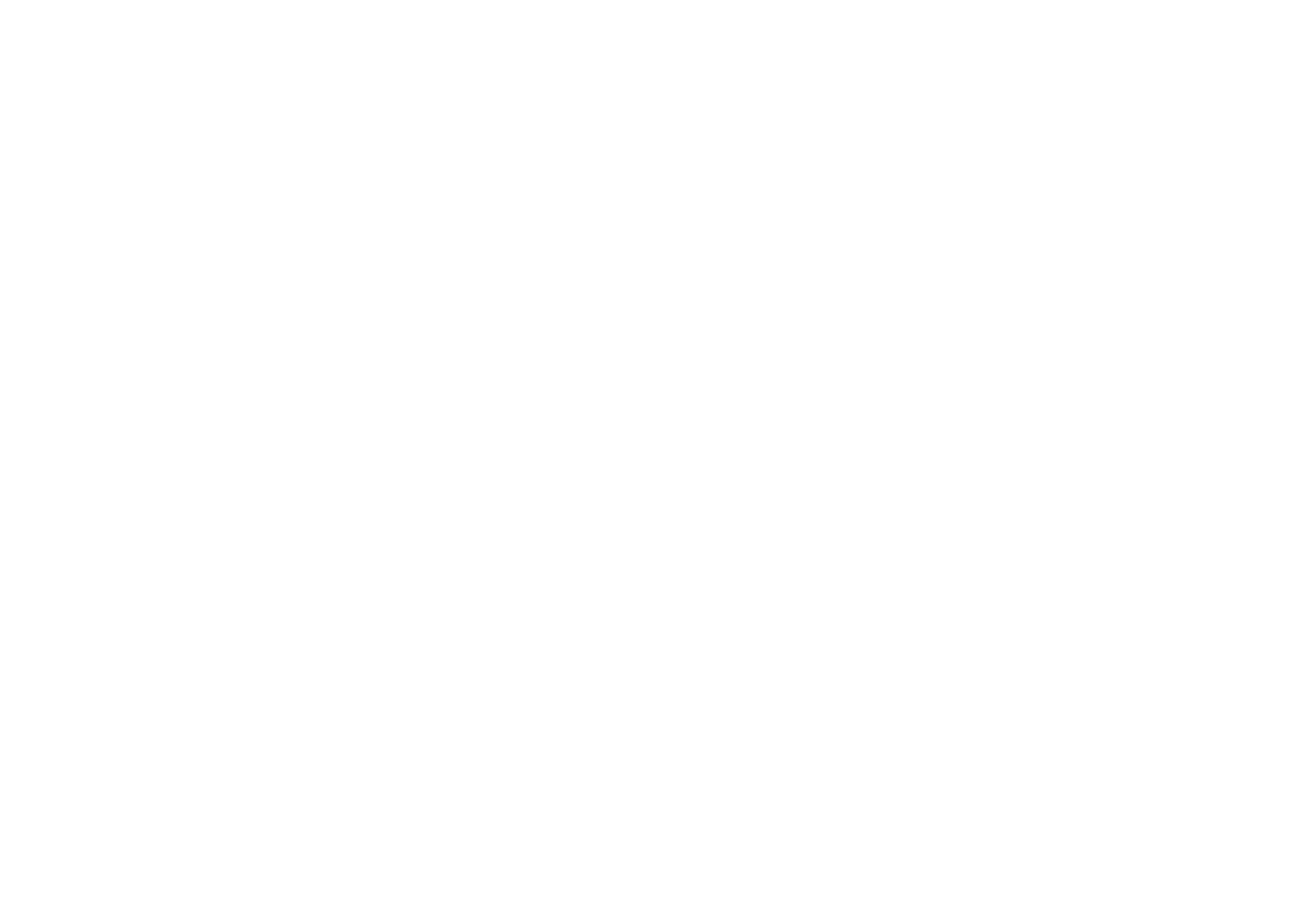
Hybrid Map



Terrain Map



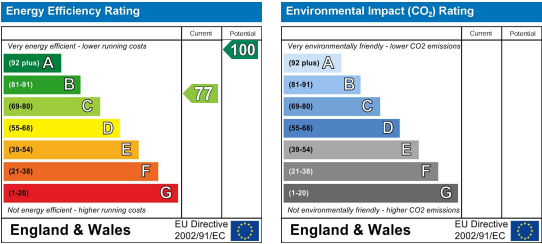
Floor Plan



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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