

Peter David

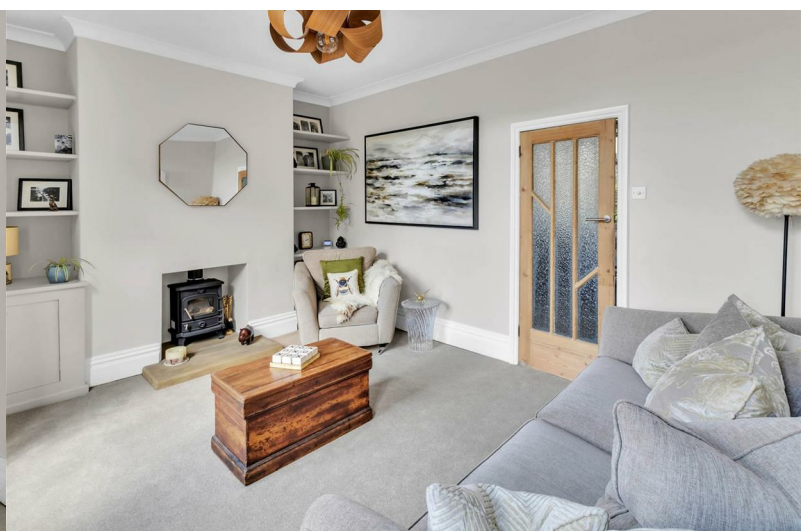
Properties Ltd

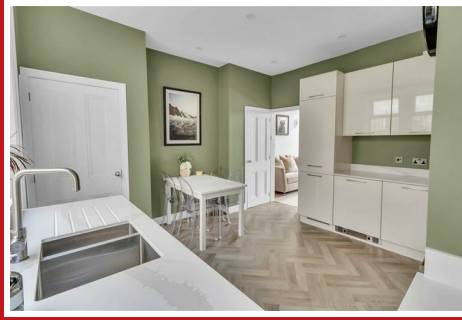
Residential Sales and Lettings



Blenheim Street,

Offers Around £360,000





Peter David Properties are delighted to offer to the open market this very impressive and well-presented stone-built end through terrace property having accommodation over four floors which in brief comprises of a spacious lounge, well-appointed kitchen with built in appliances & range style gas oven, lower ground floor spacious bedroom room with en-suite facilities having its own access door.

On the first floor there are two bedrooms and a well-appointed bathroom, staircase access leads up to the spacious attic room with varnished wood flooring and Velux windows flooding the room with natural daylight & giving views across the town & beyond.

The property is located on the south side of the valley and is within easy access to this very popular historic market town with excellent rail links to Manchester and Leeds, making this an ideal home for the professional buyers who can easily commute to the major cities. Externally there is an enclosed paved area for relaxing at the front of the property & a yard at the back with bike storage.

Internal inspection is highly recommended to fully appreciate this delightful spacious home which is being sold with no onward chain.

- Very Impressive and Well-Presented Four Bed End Terrace
- Accommodation Over Four Floors
- Ground Floor: Lounge, Dining Kitchen with Built-In Appliances & Gas Range Style Oven
- Lower Ground Floor: Spacious Bedroom with En-Suite & Direct Access
- First Floor Two Bedrooms and Bathroom with Shower Over Bath
- Second Floor: Attic Bedroom with three Velux Windows
- Externally There Is A Paved Yard Area with On Street Parking and Rear Yard with Storage
- South Facing Views Over the Town & Valley
- Tenure: Freehold: Council Tax Band B
- EPC Rating: E

Accommodation

Front Entrance Door

Gives direct access to the:

Lounge

15'3" x 11'5" (4.67 x 3.48)

Delightful room with a large window to the front taking in the views, inset into the chimney is the multi fuel stove fire, built in shelving to the alcoves, double radiator, coving to the ceiling and access into the

Dining Kitchen

12'7" x 12'5" (3.86 x 3.81)

Being very well appointed with quartz work tops and many built in appliances, including also a hot water tap & a large gas range style oven from here stairs lead down to the

Lower Ground Floor

Bedroom Two / Guest Suite

23'11" x 15'1" (7.29 x 4.62)

With its own access door, stone flagged flooring and access into the:

Ensuite Shower Room

Fitted with a modern three-piece white suite

Inner Lobby

With rear door and staircase access to the first floor:

First Floor

Landing Area

Giving access to the two bedrooms, bathroom and staircase access to the second floor

Bedroom Three

15'3" x 11'3" (4.65 x 3.45)

Spacious room with stunning views over the town

Bedroom Four

12'4" x 9'6" (3.78 x 2.90)

Window to the rear, laminate flooring, built in wardrobe and shelving to the alcove

Bathroom

Fitted with a three-piece white suite and shower over bath

Second Floor

Bedroom One / Attic Room

20'4" x 15'3" (6.22 x 4.65)

Great size room with three velux windows all with fitted blinds, exposed beams, original cast iron fireplace, varnished wood flooring & eaves storage

External Details

Pave line frontage with paved yard area to the front from where you can sit back and enjoy the open views and sunshine. Rear yard area with bicycle storage shed.

Directions

From Hebden Bridge proceed up Birchcliffe Road looking out for and taking your right turn onto Marlborough Road then left into Blenheim Street where the property will be found on your left 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



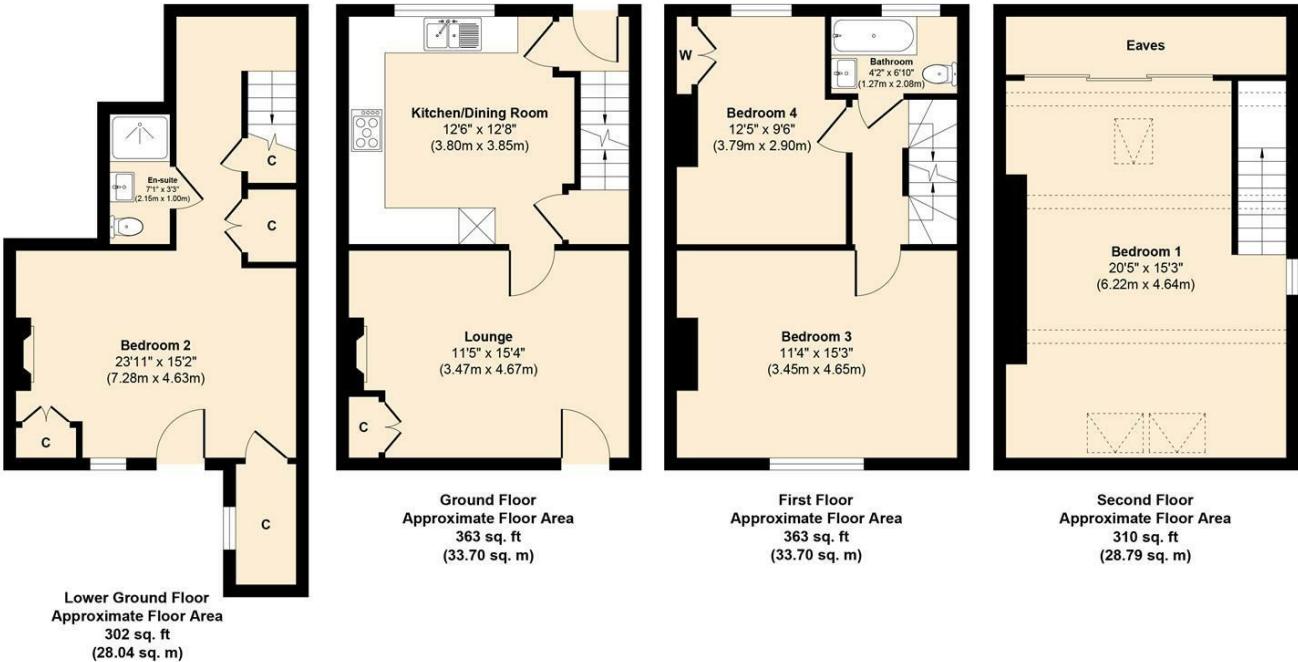
Hybrid Map



Terrain Map



Floor Plan

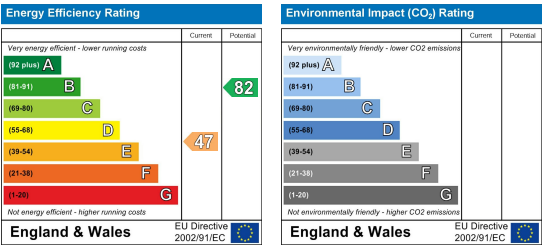


Approx. Gross Internal Floor Area 1,338 sq. ft / 124.23 sq. m.
Illustration for identification purposes only, measurements are approximate and not to scale, unauthorised reproduction is prohibited.

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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