

Peter David

Properties Ltd

Residential Sales and Lettings



Hepton Drive, Heptonstall

Price Guide £299,950





Peter David Properties are pleased to present to the open market this well presented stone built three-bedroom semi-detached family home situated in the very popular village of Heptonstall.

The property enjoys open views to the front well-kept gardens to three sides. There is a regular bus service to Hebden Bridge centre and railway station with regular trains to Manchester and Leeds

Heptonstall has a post office / local store, two public houses, tearoom and a very popular junior and infant school.

There is a local park close by for dog walking and play area where children can play safely and from here you can enjoy the far-reaching views over the countryside

The accommodation in brief comprises of: -Entrance hallway, lounge, kitchen diner, on the first floor are three good sized bedrooms and shower room. Gas central heating and leaded double glazing installed

Internal viewing highly recommended

- Well Presented Stone Built Semi-Detached
- Situated To This Popular Semi-Rural Village
- Lounge, Dining Kitchen, Three Beds And Shower Room
- Gas Central Heating & Leaded Double Glazing
- Enclosed Gardens To The Front, Side And Rear
- Ideal Family Home
- Tenure: Freehold. Council Tax Band: C
- EPC Rating: E
- On Road Parking
- Early Internal Viewing Highly Recommended

Accommodation

Front Entrance Door

Gives access into the:-

Hallway

With window to the side, stairs lead up to the first floor with under stairs storage cupboard and double radiator

Lounge

13'2" x 12'11" (4.03 x 3.95)

Bay window to the front taking in the views, Mahogany fire surround with glass display shelving with built in lighting, fitted gas fire, double radiator

Dining Kitchen

9'3" x 16'0" (2.82 x 4.90)

Fitted with matching wall and base units, inset stainless steel sink, gas cooker point, tiled flooring, plumbed for automatic washing machine, fitted gas fire, window to the rear, access door and access into the original pantry

First Floor

Landing Area

Window to the side, and a pull-down ladder gives access to the loft space

Bedroom One

13'10" x 11'2" (4.23 x 3.41)

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

Bedroom Two

8'6" x 11'2" (2.61 x 3.41)

Window to the rear with views towards the church, fitted wardrobes and single radiator

Bedroom Three

10'11" x 7'5" (3.33 x 2.27)

Window to the front, single radiator

Shower Room

4'11" x 7'5" (1.50 x 2.27)

Fitted with a three-piece suite comprising of a corner shower cubicle, pedestal wash hand basin, low flush toilet, tiling to the walls, single radiator and window to the rear

External Details

Gardens to the front, good sized blocked paved patio area to the side and garden area to the rear with integral storeroom ideal for storing garden tools, screened by mature hedges

Directions

From Hebden Bridge proceed along Market Street towards Todmorden and using the turning circle take the road to Heptonstall. Bear left at the fork towards the village centre and proceed straight forward onto the cobbled road. Turn left just before the Post Office onto Hepton Drive where number 8 will be found on the right.

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



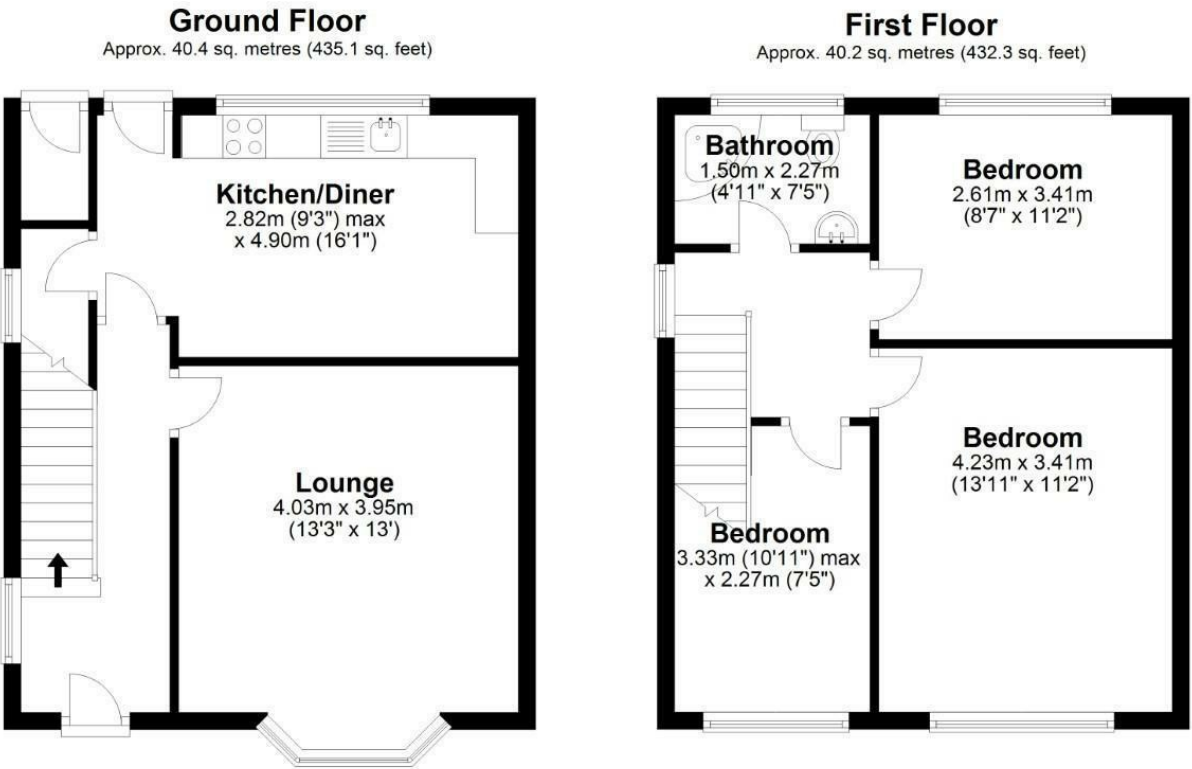
Hybrid Map



Terrain Map



Floor Plan



Total area: approx. 80.6 sq. metres (867.4 sq. feet)

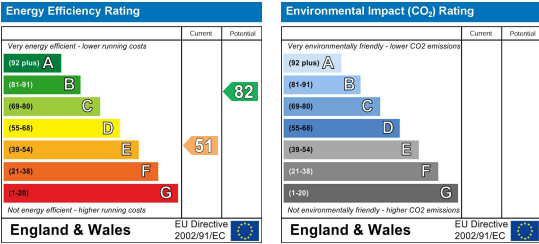
For Illustrative Purposes Only, Not to scale.
Plan produced using PlanUp.

8 Hepton Drive, Hebden Bridge

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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