

Peter David

Properties Ltd

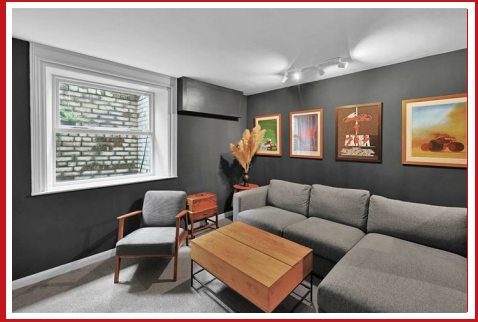
Residential Sales and Lettings



Nursery Nook,

Price Guide £379,950





Peter David Properties are delighted to present to the open market this truly stunning, stone built, four bedroom residence. Recently renovated to an impeccable standard while retaining its charming original features, this impressive inner terrace over dwelling offers flexible family living across four well appointed floors, allowing you to move in and enjoy your new home from day one.

The property's elevated position provides superb, sweeping views across the valley, which can be enjoyed from the rear windows and the large, south facing garden, which soaks up the sunlight all day long. The home offers the perfect balance of indoor and outdoor living, with a paved front yard and a spacious, tiered rear garden, offering a beautiful outdoor space for all to enjoy. Subject to planning consent, there is also the potential to create off road parking or a garage at the bottom of the garden, which would be accessed from Lee Mill Road.

The versatile accommodation briefly comprises: a cosy lower ground floor lounge/snug room, ideal for relaxing whilst watching films; and the main lounge and a stylish dining kitchen on the ground floor. The first floor features two comfortable double bedrooms and a family bathroom, with two further spacious double bedrooms, including an ensuite in the main attic bedroom.

Situated at the gateway to Hardcastle Crags and within walking distance of Hebden Bridge town centre, this home is perfectly placed for access to local amenities, schools, and transport links, including regular trains to Leeds and Manchester. Ample on road parking is also available.

An internal viewing is absolutely essential to fully appreciate the quality and space this home has to offer.

- Stylish 4 double bedroom family home
- South facing garden for all day sun
- Gas central heating and double glazing installed
- Stunning valley views
- Easy access to country walks
- Walking distance to local amenities
- Family bathroom plus additional ensuite
- Tenure: freehold Council tax band A
- EPC rating D
- Internal viewing highly recommended

Accommodation

Front entrance door

Gives access into the hallway with staircase access to the first floor and access into the lounge and dining kitchen

Dining kitchen

This impressive room is an ideal for entertaining being fitted with matching wall and base units, sash windows to the front, integrated double oven with gas hob above, integrated dishwasher, double radiator and original coving to the ceiling

Lounge

Having window to the rear elevation enjoying superb open views, parquet flooring. Inset into the chimney is the multi fuel stove fire with stone hearth, staircase access to the lower ground floor

Lower ground floor

Additional lounge / snug room

This room is currently used as an additional lounge / snug with a window to the front allowing a good degree of natural light to enter. This cosy boudoir style room is utilised as a cinema room to bunker down and watch films. With floor to ceiling Birch ply hidden cupboards, with access to deceiving under stairs storage space, and a space for the plumbed washing machine and central heating boiler.

Landing area

Having the original panelling as decor, the landing gives access to the two double bedrooms, family bathroom and staircase access to the second floor.

Bedroom one

Window to the rear taking in the open views, original Victorian style fireplace, sash window and designer vertical radiator.

Bedroom two

Sash window to the front, built in wardrobe and storage cupboard, designer radiator.

Family bathroom

Fitted with a three-piece white suite comprising of a Japanese plunge bath with power shower over. wash hand basin, low flush W.C, heated towel rail, extractor fan and window to the rear

Second floor

Attic bedroom one

Windows to the front, exposed brickwork, sanded wooden beams and radiator

Attic bedroom two

Having three large Velux windows, this room gets flooded with light all day, ample overhead storage space, sanded wooden beams, original fireplace and access into:

Ensuite

Fitted with a double shower cubicle, low flush W.C. and wash hand basin and radiator

External details

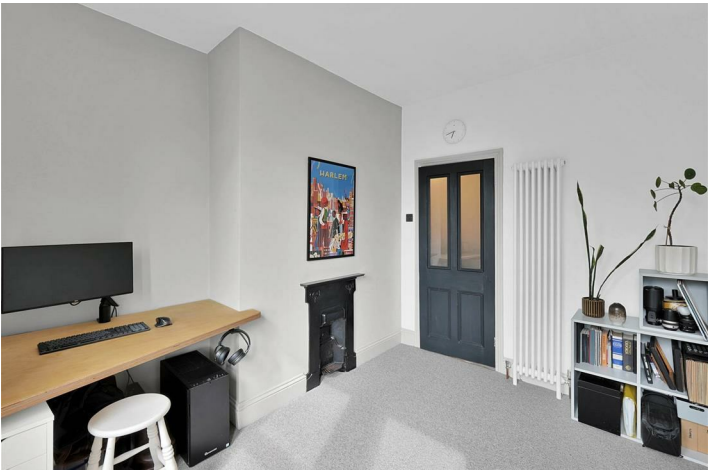
A paved yard to the front with gated access onto the pathway which leads round to the rear garden which is tiered and offers ample outdoor space for all to enjoy. There is also vehicular access along Lee Mill Road where you could easily make off road parking. Subject to planning consent.

Directions

From Hebden Bridge proceed up Keighley Road for approx. half mile, taking your left turn onto Midgehole Road where the property will be found on your left 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.
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Road Map



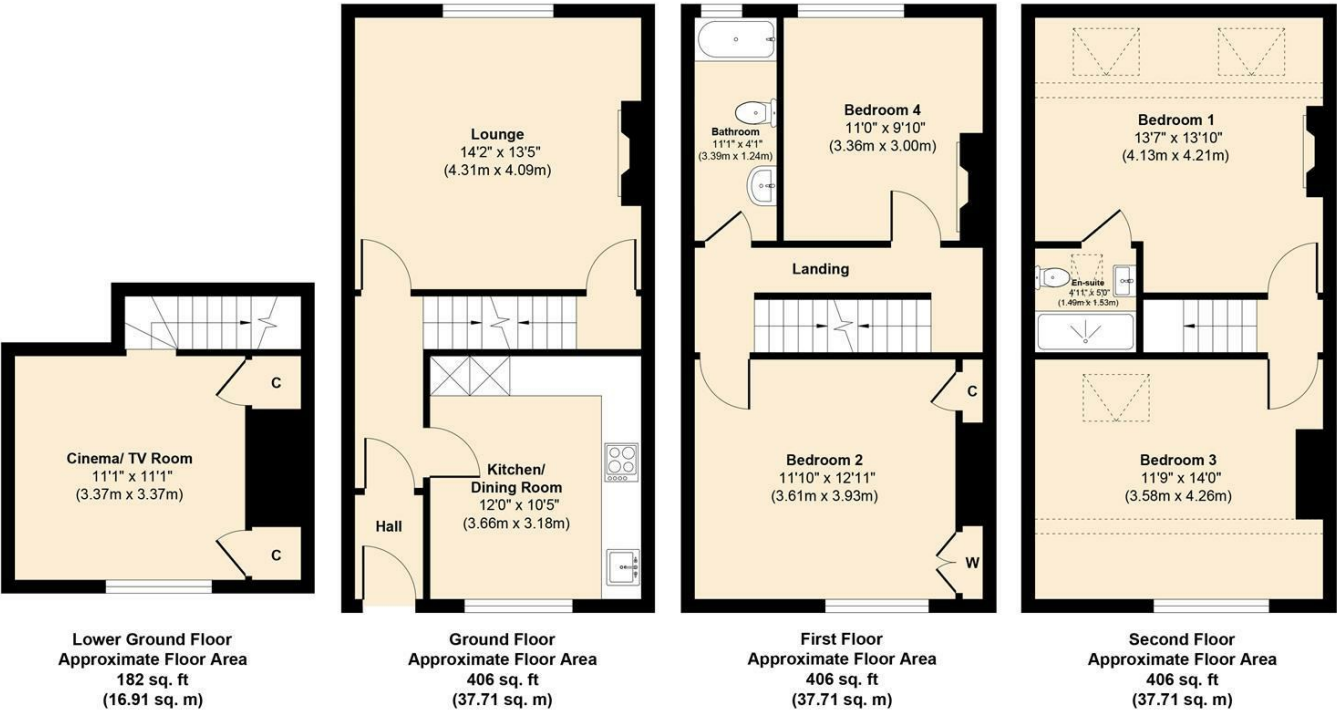
Hybrid Map



Terrain Map



Floor Plan

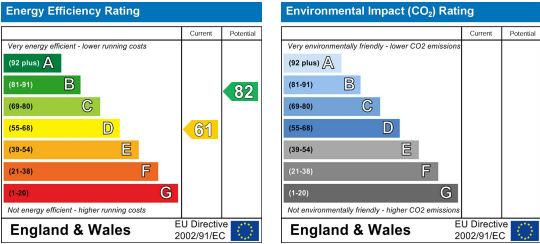


Approx. Gross Internal Floor Area 1,400 sq. ft / 130.04 sq. m.
Illustration for identification purposes only, measurements are approximate and not to scale, unauthorised reproduction is prohibited.

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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