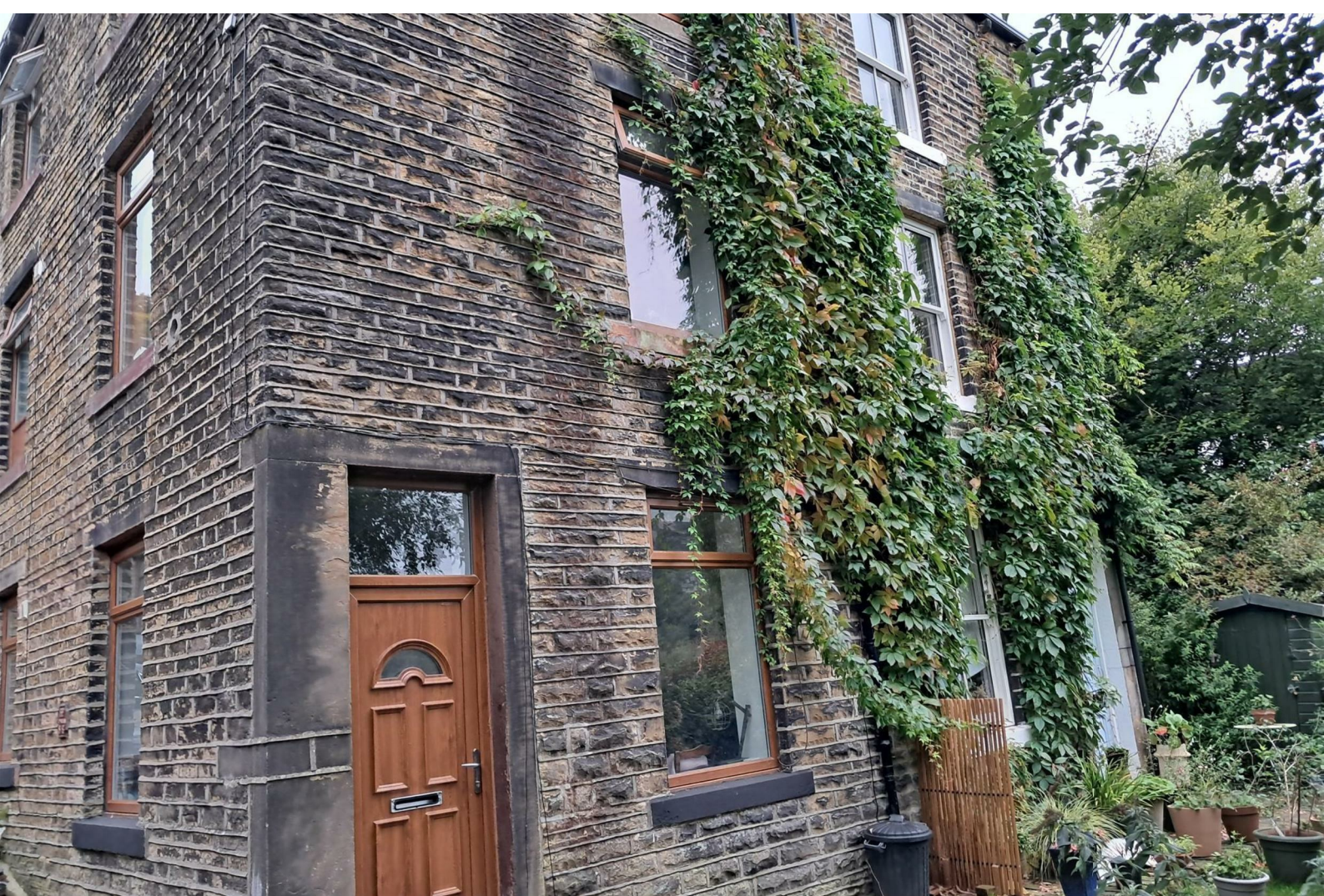


Peter David

Properties Ltd

Residential Sales and Lettings



Railway View, Palace House Road

Offers Over £225,000





Peter David Properties are pleased to offer to the open market this stone built three-bedroom end terrace with accommodation set over three floors. The property is in need of some upgrading including new kitchen and bathroom.

In brief comprises of, lounge with multi fuel stove fire and stone flagged flooring, kitchen and lower ground floor basement room. On the first floor there is bedroom one and bathroom with two further bedrooms on the second floor and enjoys open views overlooking Hebden Bridge and beyond.

The property is situated within easy access to the railway station and the town centre.

- Stone Built Three Bedroom End Terrace
- Accommodation Over Three Floors
- In Need Of Some Upgrading
- Gas Central Heating & Double Glazing Installed
- Within Easy Access To Local Amenities
- No Upward Chain
- EPC Rating: D
- Tenure: Freehold. Council Tax Band: B

Accommodation

Lounge

14'0" x 13'10" (4.29 x 4.24)

Window to the front and side, Stone fireplace with inset multi fuel stove fire, stone flagged flooring, recessed down lighting, radiator and access into the

Kitchen

14'0" x 8'0" (4.27 x 2.44)

Window to the side, wall mounted combination boiler, staircase access to the first floor and access to the lower ground floor

Basement Room

Providing storage space and housing the meters

First Floor

Landing Area

Giving access to the bedroom and bathroom and staircase access leads up to the second floor

Bedroom One

14'0" x 13'10" (4.29 x 4.24)

Having windows to the front and side, fireplace with marble hearth, radiator

Bathroom

Window to the side

Second Floor

Landing Area

Giving access to the two bedrooms

Bedroom Two

14'0" x 13'8" (4.27 x 4.19)

Having windows to the front and side elevations, radiator

Bedroom Three

10'5" x 8'0" (3.20 x 2.46)

Window to the side

External Details

There is small area to the front

Directions

Proceed along Market Street, taking your left turn signposted to Fairfield, follow the road round crossing over the railway bridge and continue along where Railway View will be found at the bottom of York Street, (this is an unmade road)

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



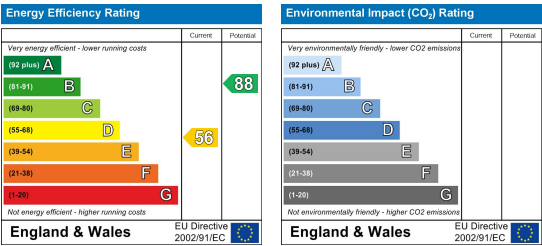
Floor Plan



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.