

Peter David

Properties Ltd

Residential Sales and Lettings



## 19 Towngate

Halifax, HX3 8JB

Offers Over £325,000





# 19 Towngate

Hipperholme, Halifax, HX3 8JB

**Offers Over £325,000**



Built in the 17th Century and offering a wealth of character is this grade II listed cottage, located in a rural yet convenient spot just minutes from the amenities of Hipperholme. Built in the 1630s, this niche property has exposed timber, mullion windows and feature stone walls. Externally, the property benefits from a pleasant garden, with a stone-paved, south-facing patio and a useful outbuilding/workshop which has the potential to be further developed. Internally comprising: a living room, a store room/ wine cellar, a kitchen diner, a utility room / pantry, two double bedrooms both of which benefit from en-suites and a landing. Rich in history, the property is just a short stroll from neighbouring fields and has a real 'country feel', despite its close proximity to Hipperholme Grammar School, popular pubs and restaurants and motorway links. Viewings are highly recommended to appreciate what this property has to offer - it really is a gem!

## **Kitchen Diner**

The kitchen diner benefits from black granite work surfaces, an Armitage Sykes porcelain sink, tiled splashbacks, space for a range cooker and tiled flooring.

## **Living Room**

The living room has a feature stone fireplace which houses the log burner, beamed ceiling, a storage cupboard housing the boiler and electrics and an external door to the front. With lots of character features including mullion windows to the front garden.

## **Cellar**

The cellar would be useful for storage or wine keeping.

## **Utility/Pantry**

A useful utility/pantry with lots of shelving.

## **Landing**

Providing access to the first floor accommodation and benefiting from a skylight allowing in natural light.

## **Bedroom One**

A large double bedroom with storage to the sides and an en-suite bathroom.

## **En-Suite**

The en-suite comprises: 'P' shaped bath with a shower over, hand basin and WC. Further benefiting from a tiled floor, tiled splashbacks, a spotlight ceiling and exposed brickwork and beams.

## **Bedroom Two**

A second double bedroom with an open arch to the en-suite bathroom.

## **En-Suite**

The en-suite for bedroom two has tiled walls and comprises: a freestanding bath with centered taps, a WC and a pedestal sink. Further benefiting from two windows.

## **External**

The property is accessed discretely from the main road and has allocated parking directly outside the access to the property. The property is the central one of three and a pathway leads to the entrances. There is a patio, lawn and outbuilding. The outbuilding is currently used for washing and has lighting and power. This could be converted to provide a home study or even has the potential for further expansion (pending the relevant permissions).

## Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

## Directions

For Satnav please use the postcode HX3 8JB

## Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## DISCLAIMER

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



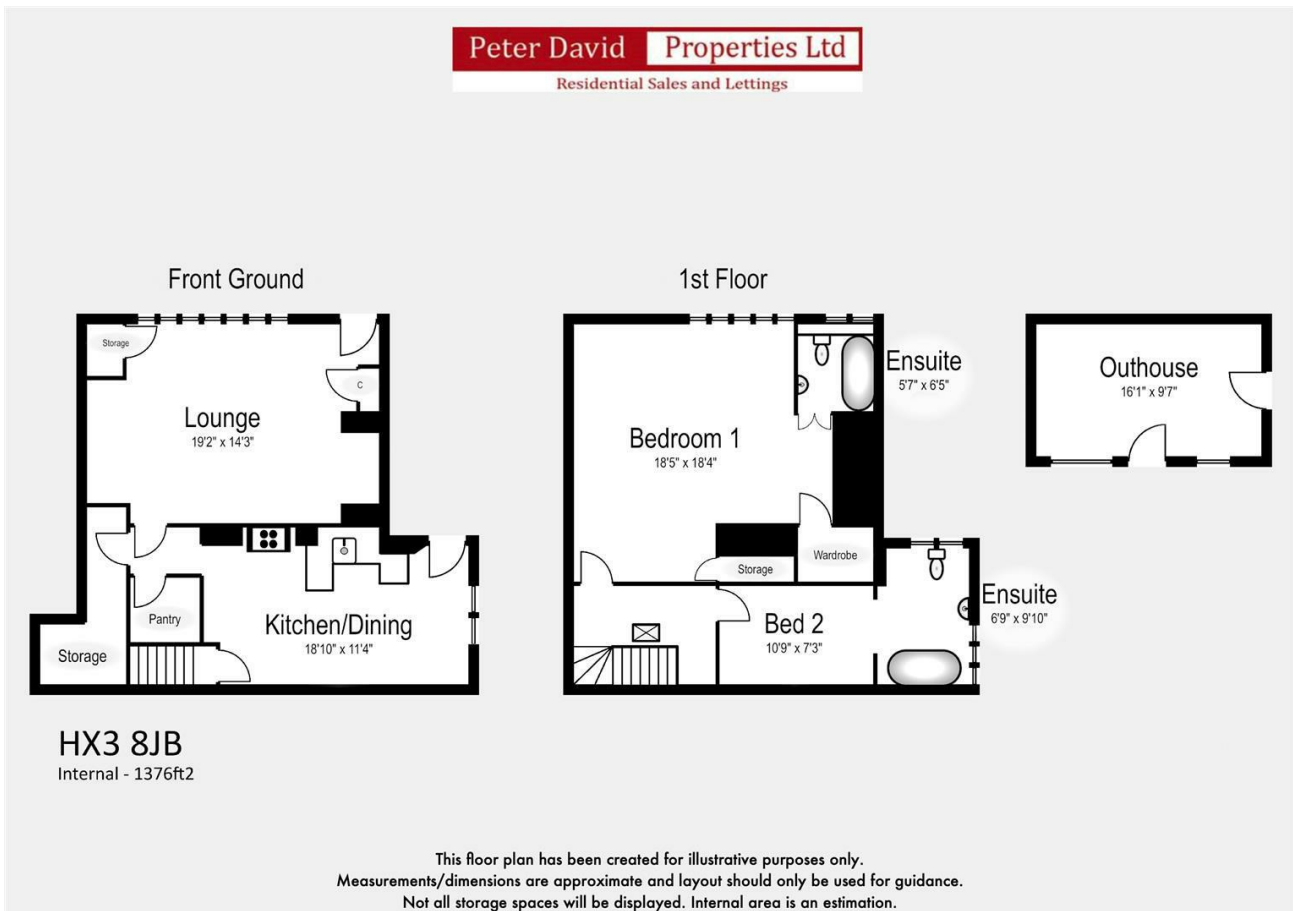
## Hybrid Map



## Terrain Map



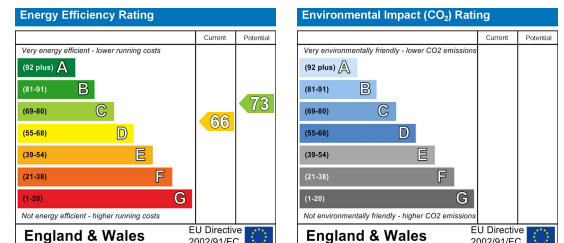
## Floor Plan



## Viewing

Please contact us on 01484 719191 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.

5c The Craggs Country Business Park  
New Road, Cragg Vale  
Hebden Bridge, HX7 5TT

102 Commercial Street  
Brighouse HD6 1AQ

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

T: 01422 366948  
E: halifax@peterdavid.co.uk

T: 01484 719191  
E: brighouse@peterdavid.co.uk

T: 01422 844403  
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191  
E: huddersfield@peterdavid.co.uk