

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 22 Kell Lane

Halifax, HX3 7AY

£350,000



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Shibden Valley, Halifax, HX3 7AY

£350,000



BEAUTIFULLY FINISHED THROUGHOUT is this CHARMING an DECEPTIVELY SPACIOUS property, located in the DESIRABLE LOCATION of Shibden Valley, with IMPRESSIVE & FAR-RACHING VIEWS. The property is offered with NO UPWARD CHAIN and has been EXTENSIVELY RENOVATED THROUGHOUT to provide a CONTEMPORARY PROPERTY which retains its ORIGINAL FEATURES & CHARM. Internally comprising: open plan, modern kitchen diner, two double bedrooms, two shower rooms, a spacious living room and a cellar. This property offers the perfect opportunity for those looking to downsize or for professionals, with easy access to the nearby villages of Northowram, Hipperholme and Brighouse and Halifax town centres. The property is also located close to the popular Shibden Mill Inn. ALARMED and benefiting from CCTV, the property has been REWIRED, FULLY UPDATED PLUMBING/ BOILER and a NEW ROOF. It is ready to move into! Viewings are highly recommended - it is RARE that such a UNIQUE PROPERTY comes to market and the property can only be fully appreciated in person. Book your appointment today!

## Kitchen Diner

This luxurious and newly fitted kitchen features dark wall and base units, granite work surfaces and integral appliances including: an electric oven and hob, a fridge freezer, a washing machine and dishwasher. There is access to the useful storage cellar and a stone staircase providing access to the first floor accommodation, complete with a glass balustrade. Also featuring a spotlight ceiling and an island, as well as windows to the front aspect occupying pleasant views of Shibden Valley.

## Ground Floor Bedroom

Located on the ground floor, this large double bedroom has access to the en-suite shower room. Impressive views to the front of the property and ample space for wardrobes.

## En-suite Shower Room

This beautifully modern en-suite shower room features a three piece suite, comprising: a WC, a hand basin and a large shower cubicle with an obscured shower screen / door. Windows to the front aspect.

## Landing

Providing access to all first floor accommodation, and an external door providing access to the rear garden.

## Living Room

This large, beautiful living room benefits from bi-fold doors to the Juliet balcony. This allows plenty of natural light and extensive views of the valley. The focal point is the feature fireplace, with an exposed brick surround which extends from the floor to the ceiling. Further benefiting from two skylight windows and a beamed ceiling.

## Shower Room

The first floor shower room is located adjacent to the bedroom but can also be used by guests with direct access from the landing. Featuring a shower cubicle, WC and hand basin.

## First Floor Bedroom

This luxurious double bedroom has a beamed ceiling and space for wardrobes. Views to the front elevation.

## External

Externally, the property has a dry stone wall and staircase providing access to the elevated lawn, perfect for catching the sun! With further space beyond to create a decked area or to plant some flowers.

## Viewings

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

## Directions

For Satnav please use the postcode HX3 7AY.

## 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

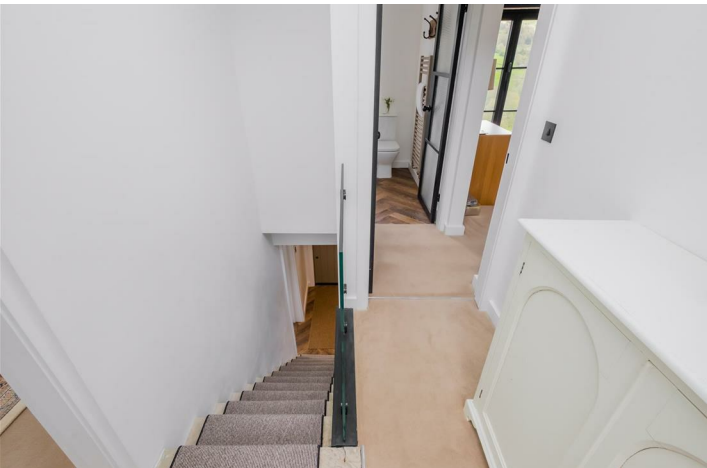
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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.

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## Road Map



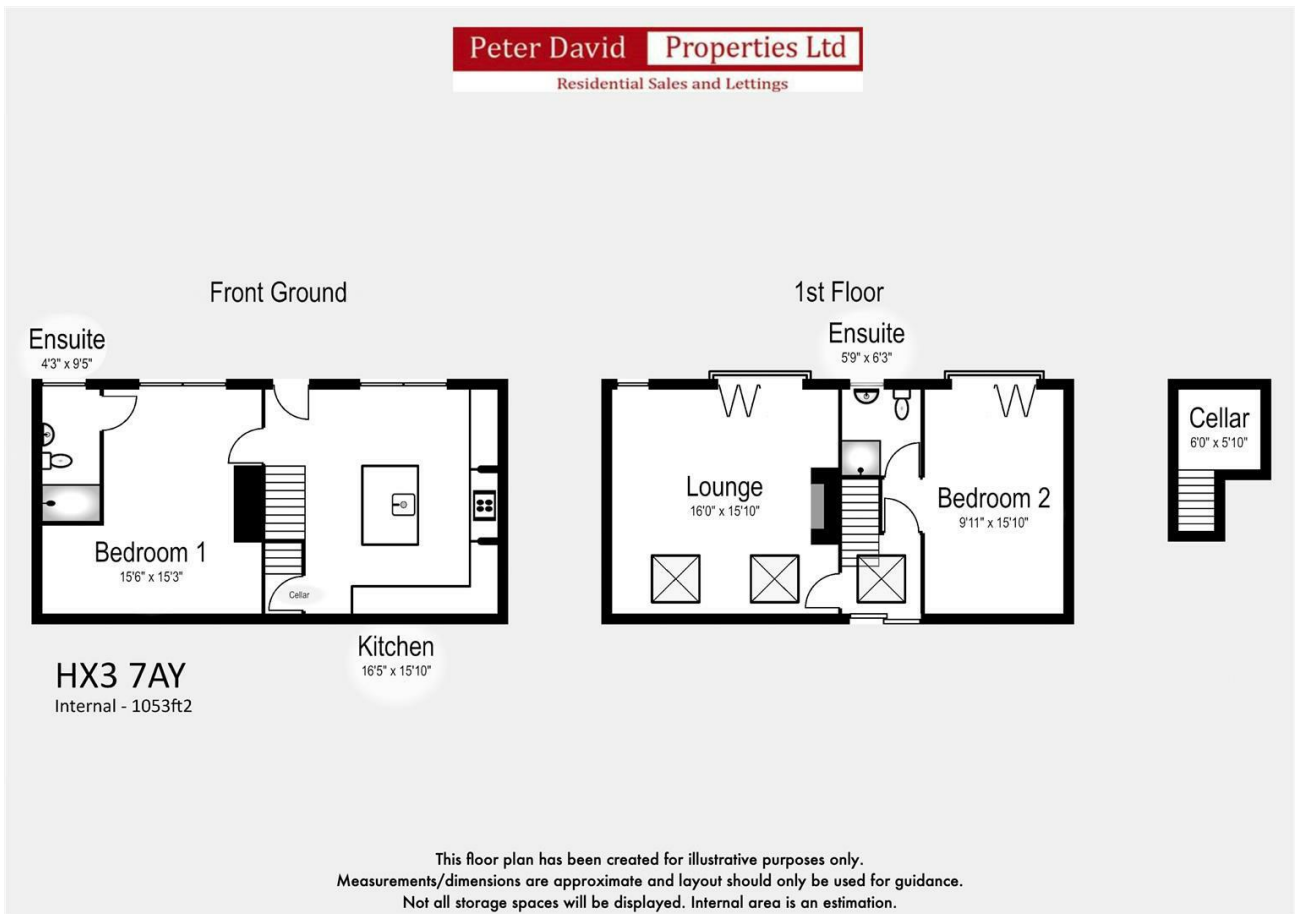
## Hybrid Map



## Terrain Map



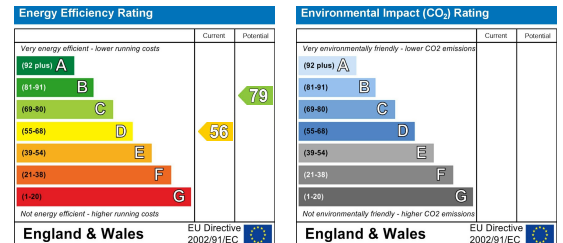
## Floor Plan



## 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



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