

Peter David

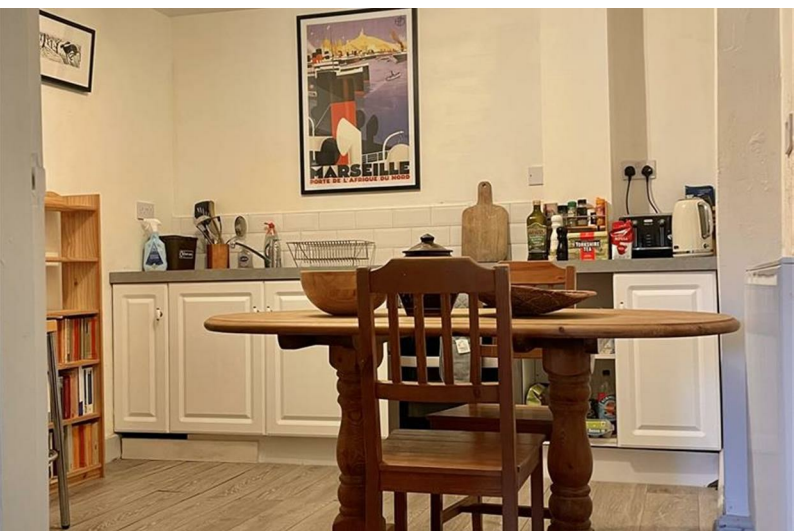
Properties Ltd

Residential Sales and Lettings



Eiffel Buildings,

Offers Over £175,000





Located within easy walking distance of the vibrant centre of Hebden Bridge and its railway station, this beautifully presented one-bedroom mid-terraced under-dwelling offers stylish and low-maintenance accommodation ideal for a first-time buyer, retired purchaser or holiday let investment. The property combines character, convenience and modern living in a highly sought-after location.

This home benefits from PVCu double glazing, gas central heating, modern flooring and a contemporary fitted kitchen. Internally, the accommodation briefly comprises a bright and spacious lounge with laminate flooring and useful under stairs storage, a well-appointed dining kitchen with an additional store room, a generous double bedroom enjoying elevated views across the town, and a three-piece bathroom suite with shower over bath.

Externally, the property enjoys a small enclosed garden area to the front with gated access, while on-street parking is available nearby.

Situated close to an excellent range of independent shops, cafés, restaurants and public houses, as well as rail links to Manchester and Leeds, this charming home offers an excellent opportunity to acquire a ready-to-move-into property in a desirable location.

- ONE BEDROOM
- AMPLE STORAGE
- IDEAL FOR FIRST TIME BUYERS ON INVESTORS
- LIVINGROOM & DINING KITCHEN
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- COUNCIL TAX BAND -
- EPC RATING - C

Accommodation

Living Room

4.46m x 4.10m

Dining Kitchen

3.88m x 3.00m

Store Room

3.83m x 0.88m

First Floor Landing

Double Bedroom

4.47m x 3.60m

Bathroom

1.70m x 2.28m

Store Room

3.83m x 1.00m

Directions

Please use post code HX7 8DD

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



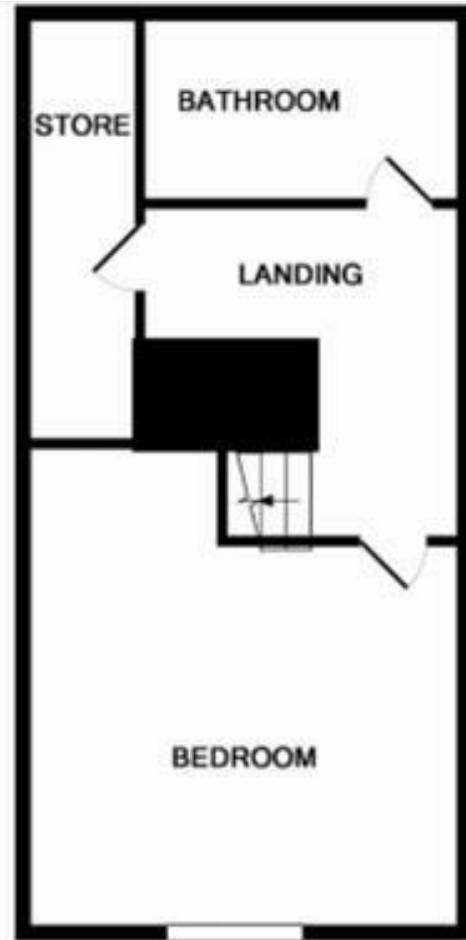
Hybrid Map



Terrain Map



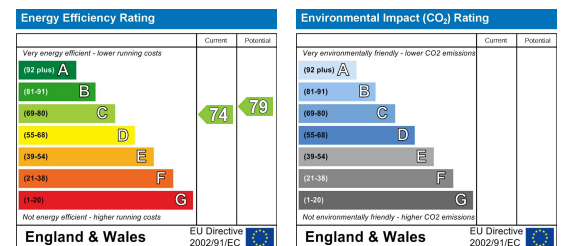
Floor Plan



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.

361 Skirecoat Green Road,
Halifax
HX3 0RP

102 Commercial Street
Brighouse HD6 1AQ

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

www.peterdavid.co.uk

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