Peter David Properties Ltd

Residential Sales and Lettings

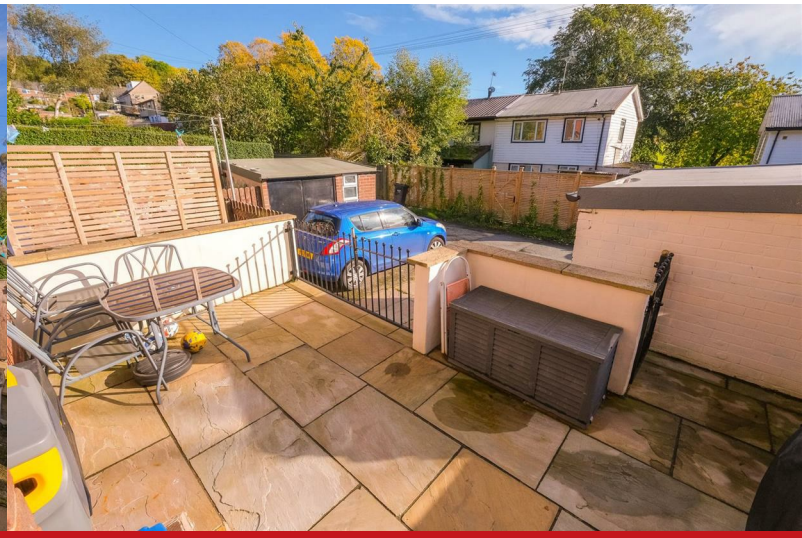


Hirst Grove, Dodd Naze

Offers Around £255,000

2 1 1 C









Situated in the popular town of Hebden Bridge, this well presented, extended two bedroom inner terrace town house, offers well-proportioned accommodation arranged over two floors, together with a useful attic room.

The property features a spacious lounge, providing a comfortable living space, alongside a modern dining kitchen offering ample room for both cooking and entertaining. To the first floor are two bedrooms and a house bathroom, while the attic room provides additional versatile space, ideal for use as a home office, hobby room or occasional guest accommodation, subject to requirements.

Externally, the property benefits from enclosed patio areas to both the front and rear, offering private outdoor spaces for relaxation and entertaining. A useful storage shed/building provides additional space for storage or other practical uses.

Combining spacious living accommodation with versatile additional space and outdoor areas, this property presents an appealing home close to Hebden Bridge centre.

Residents of Hirst Grove will appreciate the easy access to local shops, cafes, and schools, ensuring that daily conveniences are just a short stroll away. The surrounding countryside offers ample opportunities for outdoor activities, including walking and cycling.

- Spacious lounge offering a comfortable living and entertaining space
- Modern dining kitchen with space for dining
- Two first-floor bedrooms
- House bathroom and useful attic room providing versatile additional space
- Enclosed patio areas to both the front and rear
- Useful external storage shed/building, situated in the popular town of Hebden Bridge
- EPC Rating - C
- Council tax band - A

Accommodation

Lounge
16'4" x 18'6" (5 x 5.65)

Dining kitchen
16'4" x 9'10" (5 x 3)

First floor

Bedroom one
10'4" x 11'1" (3.17 x 3.4)

Bedroom two
10'4" x 13'1" (3.17 x 4)

Bathroom
7'2" x 5'10" (2.2 x 1.8)

Attic room
16'4" x 10'2" (5 x 3.1)

Directions
Please use post code HX7 8DN for sat nav directions.

PLEASE NOTE
1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.
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

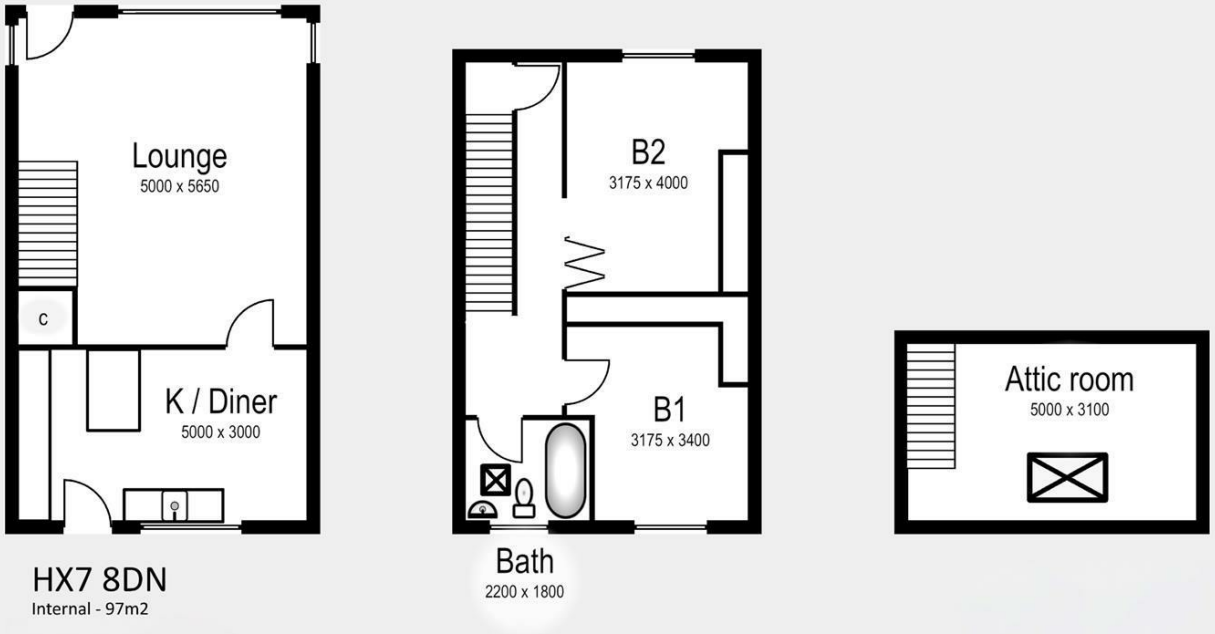


Terrain Map



Floor Plan

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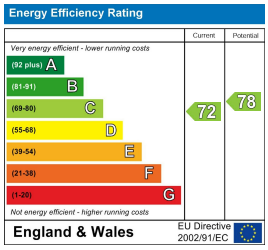
HX7 8DN
Internal - 97m2

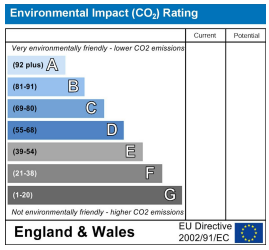
This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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.

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