

Claire Sheehan

Estate Agents  
01422 842007



**Pecket Well Mill, Pecket Well,  
Hebden Bridge, HX7 8QY**

**OIRO £360,000**



Claire Sheehan Estate Agents  
Suite 3, Hawkstone House, Valley Road, Hebden Bridge, West Yorkshire, HX7 8BL  
[www.claresheehan-estateagents.co.uk](http://www.claresheehan-estateagents.co.uk)

## 20 Pecket Well Mill, Pecket Well, Hebden Bridge, West Yorkshire, HX7 8QY

### Spacious 3 Bedroom Property

### Stylish & Modern Living

### South Facing Patio Garden

### No Chain

### Open Plan Living-Dining-Kitchen

### Master Bedroom With En-Suite

### Double Driveway Parking

### Solar Panels - EPC EER (91) B

Offering contemporary and very stylish living, within a former mill development - this stunning town house must be seen to be appreciated. The surprisingly spacious accommodation includes a large open plan living-dining-kitchen having French windows opening to the rear patio garden plus Velux skylights, flooding additional light. There is a ground floor double bedroom with an adjoining dressing area and en-suite shower room. To the first floor are 2 further bedrooms, a study and an additional shower room. Double parking is available at the front of the property whilst the paved patio garden backs onto fields and enjoys a sunny southerly outlook over the surrounding countryside. Double glazing, gas central heating system plus solar panel system installed - hence a very efficient EPC rating (91) B. Available Chain Free.

#### Accommodation:

*All measurements are approximate*

#### Location

Forming part of the Pecket Well Mill development, in Pecket Well village, located on the hillside above Hebden Bridge, off the A6033 Keighley Road to Howarth. Hebden Bridge town centre and station are within approximately 2 miles. This is a beautiful setting, with various country walks on the door step and the village has a popular pub and restaurant, The Robin Hood.

#### Front Entrance

Private front entrance with recess porch.

#### Entrance & Inner Hallway

Attractive wooden flooring. Built-in cloaks cupboard and cupboard housing the gas central heating boiler and solar panel inverter. Staircase to the first floor landing.

#### WC

Housing a WC and wash hand basin. Part tiled surrounds. Extractor.

#### Ground Floor Master Bedroom

12' 10" x 11' 9" (3.90m x 3.58m) + recess

Double glazed windows to the front elevation. Attractive wood flooring. Recess ceiling spot lights. Radiator.

#### Dressing Area

Useful dressing area with fitted hanging rail and door to the en-suite.

#### En-Suite

Fitted with a white suite comprising; step-in shower enclosure, WC and wash hand basin. Part tiled surrounds. Vanity wall mirror. Extractor. Shelved recess. Chrome heated towel rail. Spot lighting.





### Utility Cupboard

5' 9" x 4' 11" (1.74m x 1.50m)

Useful space, hidden away, with plumbing for a washing machine, wall and base cupboards and stainless steel single drainer sink. Spot lights. Extractor

### Open Plan Living-Dining & Kitchen Area

29' 0" x 19' 0" (8.85m x 5.80m)

A very spacious, light and bright space, over 500 square feet! Attractive wood flooring throughout. There are double glazed Velux skylights plus double glazed rear windows and doors opening to the garden.

### Fitted Kitchen

The kitchen is fitted with a range of contemporary white gloss fronted units with contrast black granite work tops and drainer. Ceramic butler style sink. Integrated appliances include a fridge freezer, microwave, dishwasher and Smeg electric range type cooker with stainless steel splashback and cooker hood.

### Living & Dining Area

With feature high ceiling and wonderful views. Vertical radiators.

### First Floor Landing

Double glazed Velux skylight. Wood flooring.

### Bedroom 2

11' 2" x 7' 2" (3.40m x 2.18m) + wardrobe recess

Double bedroom with Velux skylight plus window to the study. Wood flooring. Radiator. Double wardrobe, with mirror sliding doors, to the recess.



### Bedroom 3

10' 7" x 8' 6" (3.22m x 2.59m) + wardrobes

Attractive wood flooring. Built-in double wardrobe, with mirror sliding doors. Double glazed Velux window to the front elevation. French windows to the study.

### Study

7' 10" x 7' 7" (2.40m x 2.30m) + terraced shelves

A useful room, with a southerly aspect and light from two Velux windows. The space includes raised terraced shelves.

### Shower Room

4' 3" x 8' 2" (1.30m x 2.50m)

Fitted with a stylish modern white suite, comprising step-in shower enclosure, WC and wash hand basin. Large wall mirror. Part tiled surround and tiled floor. Chrome heated towel rail. Extractor. Double glazed Velux window to the front elevation.

### Rear Garden

Paved patio garden to the rear, backing onto fields, with walled boundaries. The garden enjoys a sunny southerly aspect.

### Driveway

Paved double width driveway allowing private parking for 2 vehicles. Bin storage and external tap.

### Directions

Leave Hebden Bridge via the A6033 Keighley Road and continue up the hill for a couple of miles into Pecket Well Village. Continue through the village, passing The Robin Hood Inn. The entrance to Pecket Well Mill can then be found on the right hand side. There is visitor parking allocated within the courtyard and Number 20 can be accessed by passing through the stone archway, the second to last house on the right hand side.

Important: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us. You are advised to check the availability of this property before travelling any distance to view.

Claire Sheehan Estate Agents is a trading name of Moor Moves Limited, an independently owned and operated business.  
Reg No: 5990757 12 Market Street, Hebden Bridge, West Yorkshire HX7 6AD.

## Tenure

This is a Freehold property however, easements and restrictive covenants apply. Freeholders have shares in the Pecket Well Mill Management Company, with responsibilities for upkeep of the communal areas. We await confirmation of the current charges.

## Council Tax

Band C

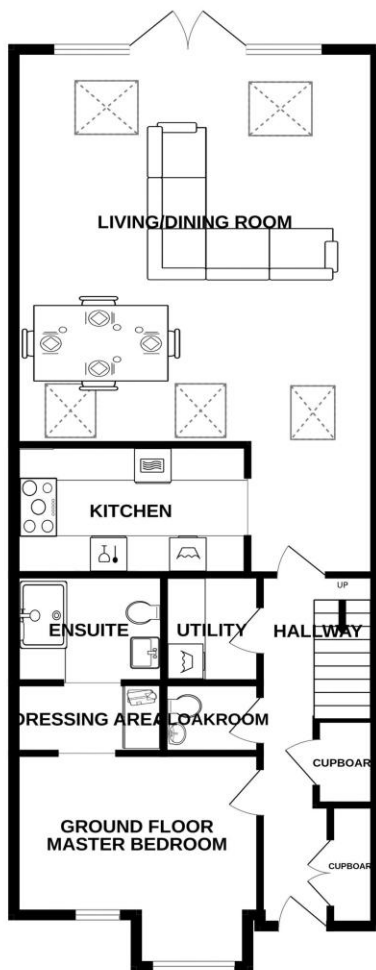
Calderdale MBC Council Tax – 01422 288003.

## How To View This Property

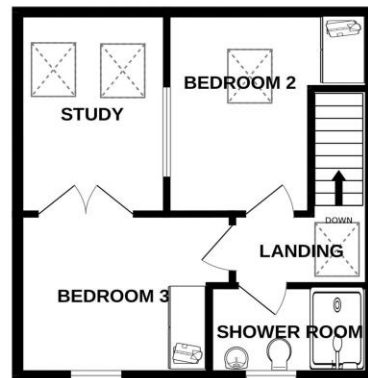
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

[enq@cs-ea.co.uk](mailto:enq@cs-ea.co.uk)

GROUND FLOOR  
924 sq.ft. (85.8 sq.m.) approx.



370 sq.ft. (34.4 sq.m.) approx.



TOTAL FLOOR AREA : 1294 sq.ft. (120.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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