



**THE GARDEN FLAT
CRIMSWORTH
SUNDAY SCHOOL
PECKET WELL
HEBDEN BRIDGE
HX7 8QX**

Offers in the region of:
£195,000



**Central House, Central Street,
Halifax HX1 1HU
Tel: (01422) 341411
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A rare opportunity to acquire a compact two bedroom garden flat part of a former Sunday school dating back to the 1860's. This rural property is on one level and has fabulous views over the surrounding countryside and Stoodley Pike. The accommodation has both gas central heating and double glazing. Also briefly comprises; - Entrance lobby, open plan lounge/kitchen area with brand new kitchen, one double bedroom and modern shower room with quality fittings. Further lobby with access to second bedroom/study. Yorkshire stone flagged patio and enclosed garden. Communal bin store. Ideal for first time purchase or retirement alike. Vacant possession. Internal viewing is highly recommended.

CONSTRUCTION

The former Sunday school house is built of stone and has a blue slate roof.

ACCOMMODATION COMPRISES: -

GROUND FLOOR

Entrance lobby

Open plan lounge/kitchen area 4.95 m (16'3) x 3.96 m (13'0) max

With black glazed splashbacks, inset stainless steel sink unit with mixer taps, brand new wall and base units with laminated work surfaces, integrated gas hob, electric oven and extractor hood and plumbing for automatic washing machine. A number of inset spotlights, TV aerial point and double radiator.

Front double bedroom/bedroom 1 3.98 m (13'1) x 3.27 m (10'9)

Fixture cupboard housing wall mounted combination gas central heating boiler and double radiator.

Second bedroom/study 3.29 m (10'10) x 3.01 m (9'11) max

With double radiator. Fixture cupboard housing fuse board.

Fixture cupboard Housing fuse board.

Further entrance lobby With access to both living room and second bedroom.



Spacious shower room 2.87 m (9'5) x 2.07 m (6'10)

With range of quality units incorporating large shower tray with mixer shower and large folding glazed shower screen, vanity wash hand basin with two drawers and square frameless mirror, matching enclosed low flush wc, chrome towel radiator, inset spotlights and extractor fan.

External

Most pleasant enclosed garden incorporating Yorkshire stone flagged patio and lawned area. Exceptional views over the surrounding valley and Stoodley Pike. There is also a higher level communal bin store.

Tenure

The property will be Leasehold on a 999 year Lease with a peppercorn rent. The service charge will be set at a nominal £100 per quarter i.e. £400 per annum which includes the Buildings Insurance.

Services

All main services are installed. The property has the benefit of both gas central heating and upvc double glazing. The Council tax band for the property is band A. The Energy Efficiency rating for the property is band

Directions

From Hebden Bridge proceed up Keighley Road towards Pecket Well. On approaching Pecket Well continue past the Robin Hood Public House on the right and after a further 100 yards Crimsworth former School house is on the left. The Garden flat is sign posted.

Disclaimer

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers/tenants must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

MONEY LAUNDERING REGULATIONS:

1. 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

