

Peter David Properties

Residential Sales and Lettings

Smithwell Lane, Heptonstall

New Price: £210,000



## Description

Standing within the heart of the historic Heptonstall Village, 13 Smithwell Lane comprises of a well presented Grade II listed character end cottage residence. The spacious accommodation briefly comprises: Entrance Lobby, lounge with multi fuel stove fire, dining room and separate kitchen with built in appliances. On the first floor are the two bedrooms and bathroom. On the second floor is the attic room. Externally there is a small area to the front with enclosed yard to the rear. Offered for sale with 'No-Chain' - an internal inspection is very highly recommended to truly appreciate this character cottage residence in the heart of this popular village.

## Features

- Grade 11 Listed Three Bedroom End Terrace Cottage
- Hill Top Village Location Over Looking Hebden Bridge
- With Its Own Post Office, Two Public Houses And Village School
- Ideal Home For The Professional Buyer
- Lounge, Dining Room And Fitted Kitchen
- Two bedrooms And Bathroom On The First Floor
- Attic Bedroom On The Second Floor
- Small Yard Area To The Rear
- NO EPC Required Due To Being Grade 11 Listed
- NO UPWARD CHAIN

## Accommodation

### Front Entrance Door

Gives access into the:-

### Lobby

Exposed stone work and access into the:-

### Lounge 14' 2" x 13' 10" (4.31m x 4.21m)

Mullion windows to the front, Inset into the chimney breast is a multi-fuel stove fire, exposed beams, feature stone work to one wall, laminate flooring, two double radiators, access into the:-

### Dining Room 13' 10" x 8' 2" (4.21m x 2.49m)

Exposed stone work, window to the rear, staircase access to the first floor, fitted units to one wall with integrated fridge / freezer that matches the kitchen units, tiled flooring and access into the:-

### Fitted Kitchen 8' 4" x 7' 5" (2.54m x 2.27m)

Fitted with matching wall and base units, inset stainless steel sink, built in electric oven, ceramic hob and extractor hood above, integrated washer / dryer and dishwasher, double radiator, windows to the side and rear, and access door

### First Floor

#### Landing Area

Window to the rear taking in the views and staircase access to the second floor

### Bedroom One 11' 0" x 8' 10" (3.36m x 2.70m)

Window to the rear, exposed beam, varnished wood panelling to two walls, single radiator

### Bedroom Two 12' 0" x 8' 5" (3.65m x 2.57m)

max

Window to the front, built in wardrobe, exposed stone work, recessed spot lighting, painted wood panelling to



two walls and single radiator

## Bathroom

Furnished with a three piece white suite comprising of panelled bath with power shower over, vanity unit incorporating the wash hand basin, low flush wc, tiling to the walls, window to the front, storage cupboard housing the combination boiler

## Second Floor

### Attic Room 14' 1" x 10' 0" (4.28m x 3.04m)

Painted wood panelling to the ceiling, exposed stone work and beams, under eaves storage space, window to the side, double radiator

## External Details

Small area to the front, side walkway leads to the small enclosed yard to the rear.

## Directions

From our Hebden Bridge office take the A646 towards Todmorden. Follow the signs for Heptonstall going round the turning circle. At the traffic lights turn left onto Heptonstall Road - continue up the road and bear left into the village. The road becomes cobbled. Proceed up the cobbles passing the two pubs and 13 Smithwell Lane is on the left identified by our 'FOR SALE' board.

## Money Laundering

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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a

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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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