

Peter David Properties

Residential Sales and Lettings

King Street, Hebden Bridge

New Price: £189,950



Description

This spacious three bedroom character property provides good family accommodation, shared courtyard and elevated gardens to the side and rear. With an open aspect and being very convenient for Hebden Bridge centre, this property is ideally located for canal side walks and countryside access to the Pennine Way.

Forty Two King Street comprises: Front entrance door giving access into the kitchen area, open plan to dining area and access into the lounge with multi fuel stove fire. On the first floor are two bedrooms, bathroom, separate toilet and access to the side and rear gardens. On the second floor is a good sized attic bedroom with dressing room/study.

Gas central heating and PVCu wood grain and sealed unit double glazing installed. Externally there is a small area to the front which can accommodate off road parking for a small car

Features

- Three Bedroom Character Property
- Situated Within Easy Access To The Town Centre
- Off Road Parking Area To Front (Small Car)
- Elevated Garden To The Side And Rear
- Accommodation Over Three Floors
- Fitted Kitchen, Dining Room, Lounge
- Two Bedrooms, Bathroom, Separate WC
- Attic Bedroom And Dressing / Study Area
- EPC Rating: TBC
- No Upward Chain

Accommodation

Front Entrance Door

Gives access into the:-

Kitchen 12' 1" x 6' 11" (3.69m x 2.10m)

Fitted with modern base and wall units with complementary work top surfaces, inset stainless steel sink, plumbed for washing machine. Feature archway, double radiator, wall mounted combination boiler, window to the front, slate tiled flooring, and open plan into the:-

Dining Area 12' 0" x 11' 8" (3.67m x 3.55m)

Exposed stone work to the chimney breast with open grate fire, beams to the ceiling, tiled flooring, window to the side, access door and double doors give access into the:-

Lounge 20' 3" x 19' 8" (6.18m x 6.01m)

This irregular shaped room has windows to the front, gas stove fire set into the chimney, tiled flooring, double radiator, beams, open plan staircase leads up to the first floor accommodation

First Floor

Landing Area

With staircase access up to the second floor and access to the bedrooms, bathroom, toilet and side garden area

Bedroom One 18' 5" x 13' 3" (5.63m x 4.04m)

Irregular shaped room, double radiator, window to front. Built-in wardrobes.

Bedroom Two 10' 6" x 10' 5" (3.21m x 3.16m)

Window to the side with exposed stone surround.



Central heating radiator.

Bathroom

Two piece white suite comprises: contemporary bath, pedestal wash hand basin, window to the side

Separate WC

Low flush toilet

Side Access Door

Gives access onto the enclosed garden area, perfect place to sit and relax after a long day at work

Second Floor

Attic Bedroom 15' 7" x 10' 0" (4.76m x 3.05m)

Irregular shape room with beamed ceiling. Exposed chimney breast wall. Velux roof lights. Radiator. Under eaves storage. Access to the dressing / study area

External Details

Small parking area to the front, shared courtyard to the rear and elevated garden area to the side and rear

Directions

From our Hebden Bridge Office take the A646 towards Todmorden, for approximately half mile. King Street starts as the road rises after the turning for the "Stubbing Wharf" Public House on the left. No. 42 King Street is on the right at the Savile Road junction, identified by our 'FOR SALE' board.

Money Laundering

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.





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.

23-25 George Street
Halifax HX1 1HA

102 Commercial Street
Brighouse HD6 1AQ

Wharf Street
Sowerby Bridge HX6 2AE

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

T: 01422 366948
E: halifax@peterdavid.co.uk

T: 01484 719191
E: brighouse@peterdavid.co.uk

T: 01422 832444
E: sowerbybridge@peterdavid.co.uk

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191
E: huddersfield@peterdavid.co.uk