

Peter David Properties

Residential Sales and Lettings

Bond Street, Off Hangingroyd Lane, Hebden Bridge
Guide Price: £200,000



Description

Offered for sale is this beautiful and well-presented traditional stone fronted mid two bed back to back terrace property located within walking distance to the town centre and all its amenities, with gas central heating and double glazing installed.

The accommodation in brief comprises: - Front entrance door giving direct access into the lounge being open plan into the fitted kitchen with handmade Drew Forsyth units with built in appliances and access to the lower ground floor storage cellar.

On the first floor is the main bedroom and lovely bathroom with good sized attic bedroom on the second floor.

Externally the property has pave line frontage.

An internal inspection is highly recommended to truly appreciate this lovely home.

Viewing strictly by appointment only.

Features

- Stone Built Two Bed Mid Back-to-Back Terrace
- Within Close Proximity of Hebden Bridge Town Centre
- Two Double Bedrooms And Bathroom
- Living Room With Multi Fuel Log Burner
- Drew Forsythe Hand Made Kitchen With Built In Appliances
- Small Keeping Cellar
- Gas Central Heating And Double Glazing
- Tenure: Freehold. EPC Rating: D And Council Tax Band: A

Accommodation

Front Entrance Door

Gives direct access into the:

Open Plan Lounge And Kitchen 16'0" x 14'0" (4.88m x 4.27m)

The kitchen area is fitted with a Drew Forsyth handmade units with complementary work tops and inset sink with chrome mixer tap. Storage cupboard designed to hide kitchen appliances. There is an electric oven, 4 ring gas hob with extractor over, tiled splash backs. Two double glazed windows, radiator and exposed stone lintels to the chimney breast with inset wood burning stove fire. staircase access to the first floor and access to the lower ground floor:

Basement Room

Providing excellent storage space and housing the meters

First Floor

Landing with staircase access to the second floor.

Bedroom One 14'0" x 9'11" (4.27m x 3.02m)

Original fireplace, fitted wardrobes, radiator and double-glazed window.

Bathroom 9'0" x 7'0" (2.74m x 2.13m)

Furnished with a three-piece white suite comprising of a low flush toilet, wash hand basin and bath with shower over, useful storage cupboard with plumbing for the automatic washing machine, wall mounted combination boiler, radiator and double glazed window.

Second Floor

Attic Room 16'0" x 14'0" (4.88m x 4.27m)

Good sized room with exposed beams and feature brick curved chimney breast with fitted drawers to one side. Two velux windows and radiator.

Outside

The property is pavement lined

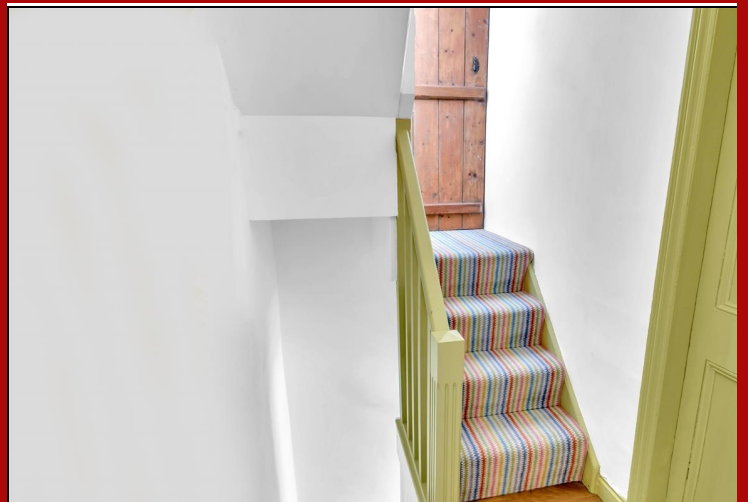
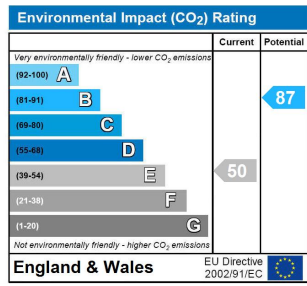
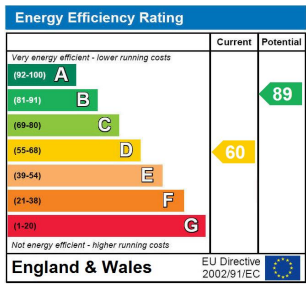
Directions

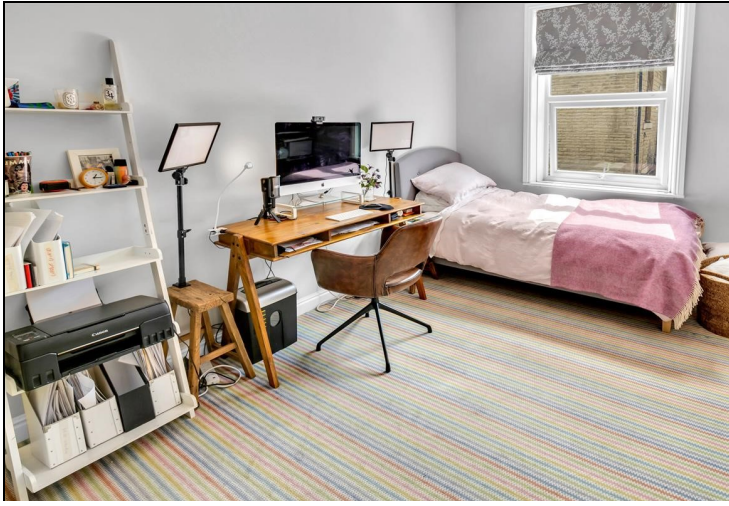
Proceed out of Hebden Bridge via Hope Street and at the junction turn left and proceed up the hill to the junction with Keighley Road, here turn left then left again and follow the road round over the bridge and continue forward looking out for and taking your left turn into Bond Street, where the property will be found your right 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.







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