Peter David Properties Ltd

Residential Sales and Lettings

Cragg Road,

Offers Around £430,000

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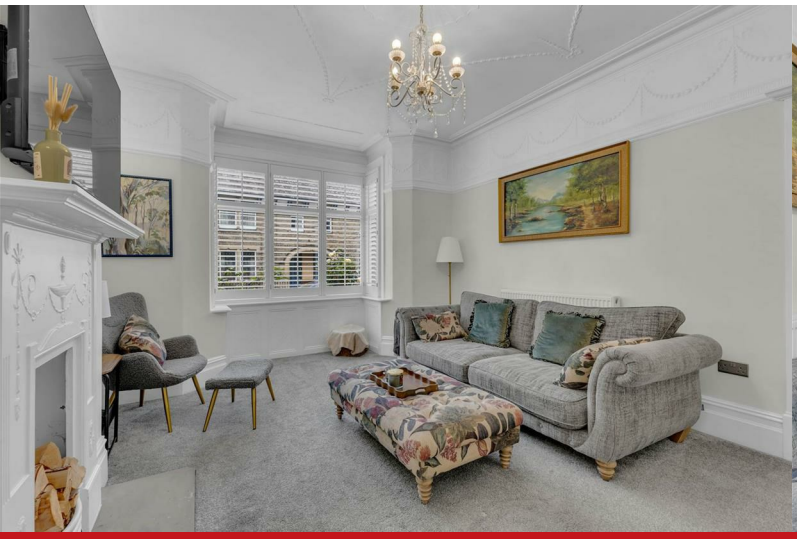


Ingle Dene Cragg Road
, Hebden Bridge, HX7 5EN

Peter David Properties are very pleased to present to the open market this impressive 1920's style four bedroom extended semi- detached family home finished to a high standard.

The accommodation in brief comprises of entrance hallway, lounge, family room, quality fitted kitchen with built in appliances and dining area, to the lower ground floor is the utility room and cellar providing excellent storage space.

On the first floor are three good sized bedrooms and shower room with the fourth bedroom on the second floor having its own en-suite bathroom.

The property boasts lovely views, rear paved patio garden, and is situated within easy walking distance to Mytholmroyd and all the amenities it has to offer, including train station accessing Manchester and Leeds.

The village also offers good schools along with doctors' surgery, dentist, bars, restaurants and supermarkets and all just around the corner.

The property is close to popular walking and cycling routes just seconds from the front door.

Early internal viewing is highly recommended to appreciate the size and quality of this ideal family home

Accommodation

Front entrance door
Gives access into the impressive hallway with tiled flooring, spindled balustrade staircase to the first floor and access into the lounge, dining kitchen and family room

Lounge
13'8" x 12'4" (4.18 x 3.76)
Very pleasant room with bay window to the front, decorative fireplace, wall lights and double radiator

Fitted kitchen
15'8" x 8'0" (4.79 x 2.45)
Fitted with matching wall and base units, built in oven with gas hob and extractor hood above and giving access to the: -

Dining area
Very light room forming part of the extension with Velux windows and windows overlooking the brook and woodland

Dining room
20'4" x 12'4" (6.21 x 3.76)
Excellent family room where you can all sit down and relax after your evening meal

First floor

Landing area
Giving access to three of the bedrooms, shower room and staircase access to the second-floor rooms

Bedroom 2
13'7" x 12'4" (4.15 x 3.78)
Good sized double room with window to the front, central heating radiator

Bedroom 3
13'9" x 12'10" (4.21 x 3.93)
Another good-sized double room with window to the rear, fitted wardrobes and central heating radiator

Bedroom 4
9'8" x 9'1" (2.95 x 2.78)
Double bedroom with window to the rear, central heating radiator

Shower room
7'2" x 5'1" (2.20 x 1.55)
Fitted with a three-piece white suite comprising of walk-in shower, wash hand basin and low flush toilet, window to the side

Second floor

Landing area
Giving access into bedroom two

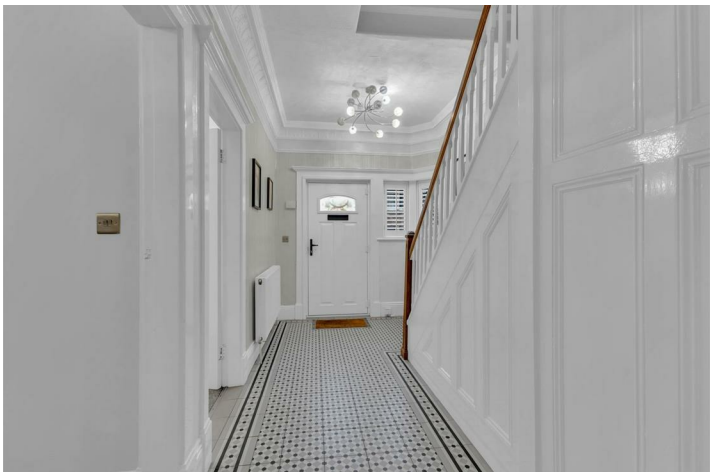
Bedroom 1
11'1" x 11'1" (3.39 x 3.39)
Double bedroom fitted with two velux windows, central heating radiator and access into the:-

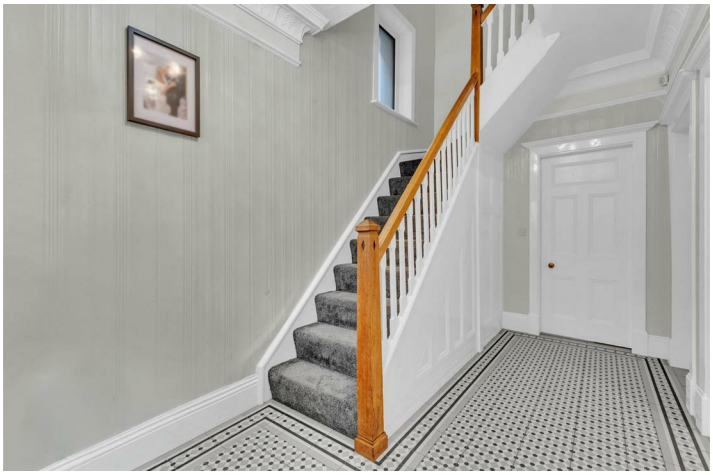
En-suite bathroom
7'8" x 7'7" (2.35 x 2.33)
Fitted with a three-piece white suite with panelled bath, wash hand basin and low flush toilet, window to the side

External details
Garden area to the front, side pathway leads round to the rear of the property where you can gain access into the lower ground floor rooms, with porch area, utility room, storeroom and cellar providing excellent storage space, paved patio with views over the brook and woodland

Directions
Proceed out of Hebden Bridge towards Mytholmroyd, upon entering the centre, take your right turn signposted to Littleborough and continue along New Road following the road round towards Cragg Vale where the property will be found on your left identified by our FOR SALE board

PLEASE NOTE
1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.
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.



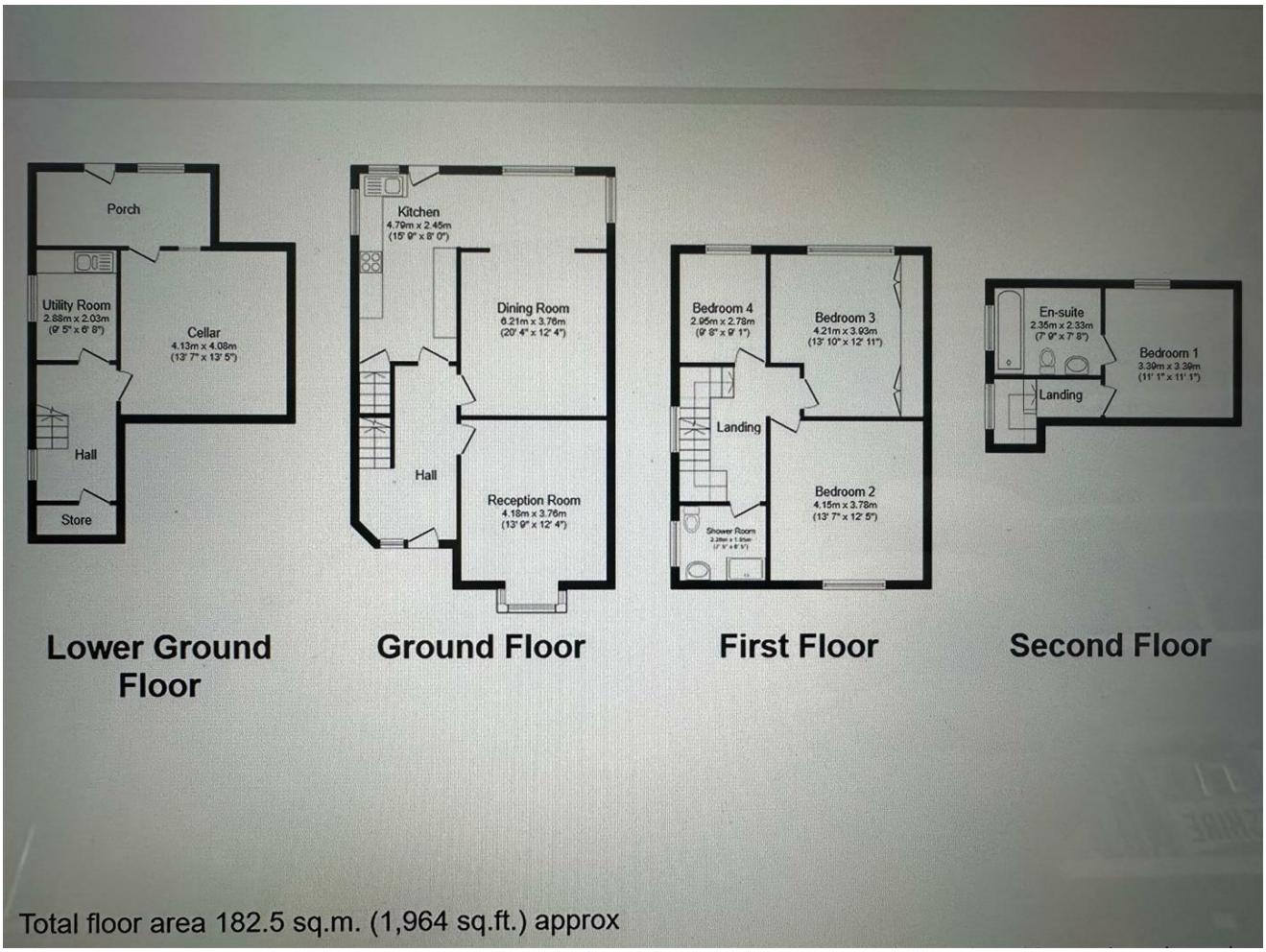


Road Map

Hybrid Map

Terrain Map

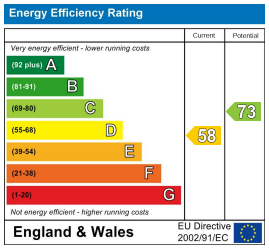
Floor Plan

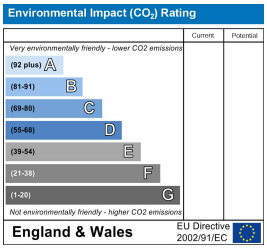


Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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.

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