

# Peter David

# Properties Ltd

Residential Sales and Lettings



## Old Town Farm, Wadsworth

£650 Per Calendar Month





Peter David Properties are delighted to bring to market this beautiful ONE BEDROOM FURNISHED PROPERTY. Set in a rural position with outstanding views across the countryside, beautifully decorated throughout with some space saving additions. The property briefly comprises of a living area, kitchen, double bedroom and shower room. To the front is a cobbled patio area which is suitable for parking one car. There is a 'Trimetals Protect-a-cycle Pro' bicycle storage box to the front of the premises, which can store up to 3 adult bicycles, with padlocks ground anchor and security chain.

The property is all electric with underfloor heating. Hebden Bridge is minutes away which offers a variety of eateries, bars, shops and a train station which provide access to the cities of Leeds, Manchester, Bradford and Halifax.

- ONE BEDROOM COTTAGE
- LIVING ROOM
- KITCHEN
- DOUBLE BEDROOM
- FURNISHED
- SHOWER ROOM
- ALL ELECTRIC
- COBBLED PATIO TO THE FRONT
- EPC RATING C
- COUNCIL TAX BAND A



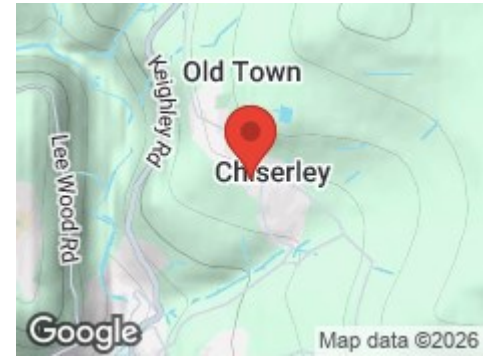
## Road Map



## Hybrid Map



## Terrain Map

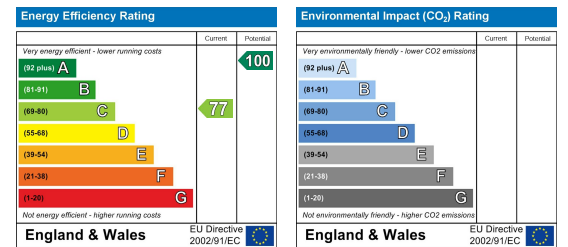


## Floor Plan

## 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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