

Peter David

Properties Ltd

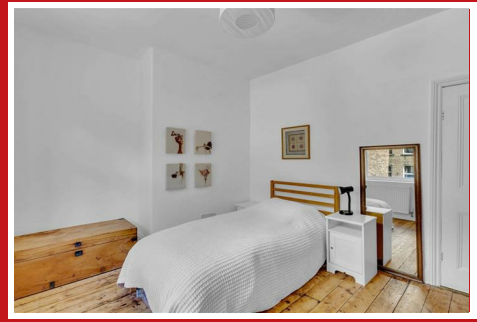
Residential Sales and Lettings



Oak Street, Hebden Bridge

£195,000





Situated on charming Oak Street in the heart of Hebden Bridge, this characterful stone-built terrace offers deceptively spacious accommodation arranged over four floors, with two generous bedrooms, two shower rooms, useful cellar storage and a delightful rear yard garden.

Dating back to circa 1899/1900, the property combines period charm with practical modern touches, including double glazing throughout, quality replacement composite front and rear doors, wall and loft insulation to boost efficiency.

The welcoming lounge/dining room features a striking stone fireplace with stove, a warm, homely feel, while the kitchen sits to the rear with fitted units, integrated cooking facilities and direct access to the courtyard garden.

The first floor provides a spacious double bedroom, shower room and separate store. The top floor offers an impressive attic bedroom with ensuite shower room, exposed timber floorboards, roof lights and useful eaves storage.

Externally, the property has an attractive stone frontage and a private enclosed rear yard, ideal for pots, planting and outdoor seating. The position also enjoys appealing views across neighbouring stone terraces.

A charming and well-presented Hebden Bridge home, offering flexible living space, period character and a sought-after setting close to the town's independent shops, cafés, station and surrounding countryside.

- CHARACTERFUL STONE-BUILT TERRACE DATING BACK TO CIRCA 1899/1900
- DECEPTIVELY SPACIOUS ACCOMMODATION ARRANGED OVER FOUR FLOORS
- TWO GENEROUS BEDROOMS AND TWO SHOWER ROOMS
- WELCOMING LOUNGE/DINING ROOM WITH FEATURE STONE FIREPLACE AND STOVE
- DOUBLE GLAZING, QUALITY COMPOSITE FRONT AND REAR DOORS, AND EXTERNAL WALL INSULATION
- PRIVATE ENCLOSED REAR YARD WITH VIEWS TOWARDS THE WOODED HILLSIDE
- COUNCIL TAX BAND - A
- EPC RATING - TBC

Accommodation

Kitchen

7'6" x 10'8" (2.31 x 3.26)

Lounge/ Dining room

12'11" x 12'11" (3.96 x 3.96)

First floor

Bedroom one

9'10" x 13'2" (3 x 4.02)

Store room

4'0" x 7'10" (1.23 x 2.39)

Shower room

6'5" x 7'9" (1.97 x 2.38)

Second floor

Bedroom two

21'5" x 13'2" (6.54 x 4.02)

Shower room

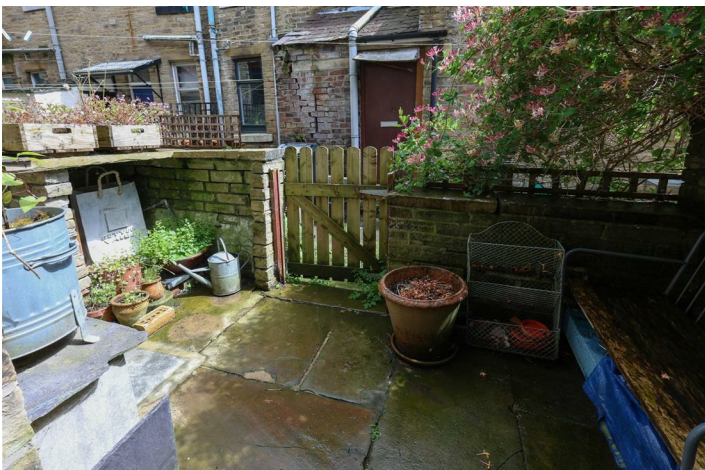
6'1" x 5'2" (1.86 x 1.60)

Directions

Please use post code HX7 7DL for sat nav directions.

PLEASE NOTE

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.



Road Map



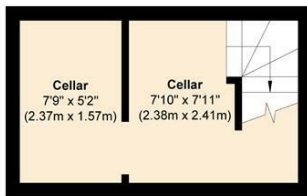
Hybrid Map



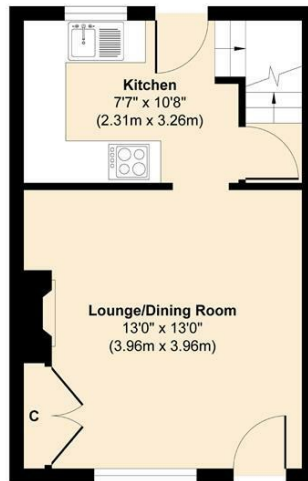
Terrain Map



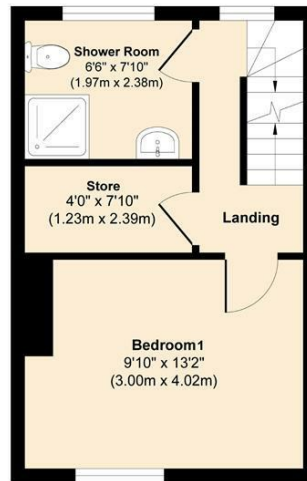
Floor Plan



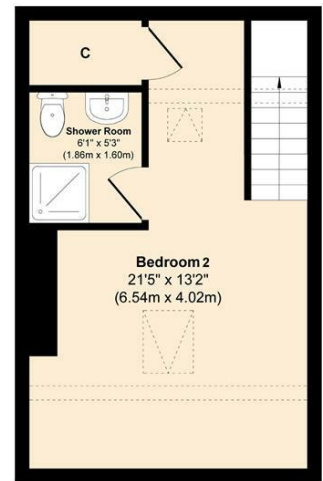
Lower Ground Floor
Approximate Floor Area
98 sq. ft
(9.15 sq. m)



Ground Floor
Approximate Floor Area
271 sq. ft
(25.22 sq. m)



First Floor
Approximate Floor Area
271 sq. ft
(25.22 sq. m)



Second Floor
Approximate Floor Area
271 sq. ft
(25.22 sq. m)

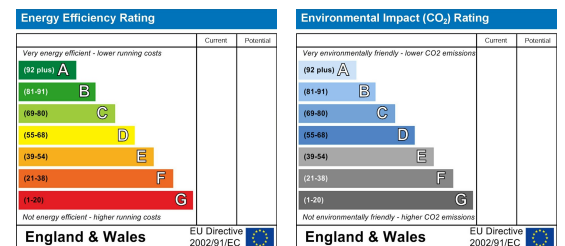
Approx. Gross Internal Floor Area 911 sq. ft / 84.81 sq. m.

Illustration for identification purposes only, measurements are approximate and not to scale, unauthorised reproduction is prohibited.

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



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361 Skircoat Green Road,
Halifax
HX3 0RP

102 Commercial Street
Brighouse HD6 1AQ

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

www.peterdavid.co.uk

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

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

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

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