Peter David Properties Ltd

Residential Sales and Lettings

Southfield, Heptonstall

£280,000

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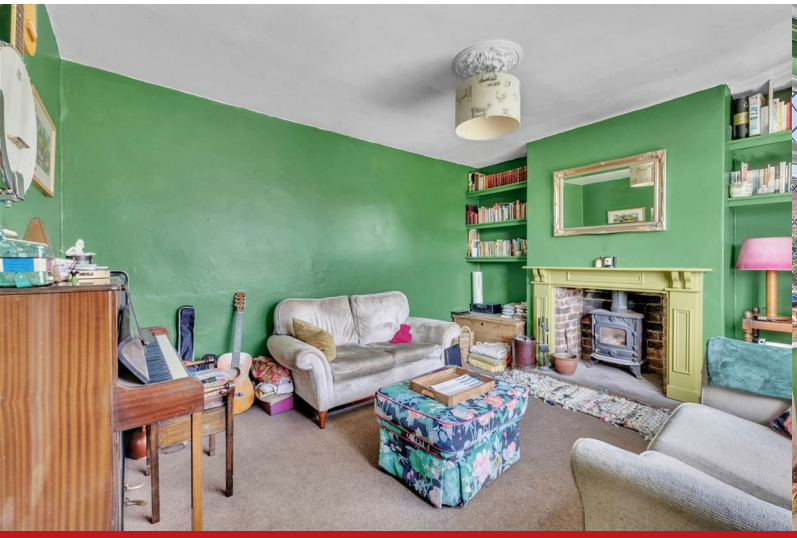


Peter David Properties is pleased to present this delightful stone-built terraced house nestled in the tranquil cul-de-sac of Southfield, Hebden Bridge. This charming residence features three bedrooms, plus a versatile attic room, making it an ideal family home. Located just a five-minute drive from the vibrant amenities of Hebden Bridge, a historic village celebrated for its stunning landscapes, this property offers both convenience and a peaceful lifestyle.

As you approach the house, you are greeted by a lovely lawned garden at the front, perfect for enjoying the fresh air. The rear of the property boasts hardstanding for off-road parking, along with a shed and a paved patio area, which is perfect for entertaining guests or simply relaxing in the sun.

Upon entering through the rear entrance, you are welcomed into a well-appointed kitchen that flows seamlessly into a spacious dining room. The comfortable lounge is a highlight of the home, featuring a window that overlooks the garden and a charming log burner, creating a warm and inviting atmosphere for family gatherings.

On the first floor, the landing area provides access to three well-proportioned bedrooms and a modern bathroom. The bathroom is fitted with a three-piece suite, including a panelled bath with a shower over, a pedestal wash hand basin, and a low flush toilet.

A pull-down ladder leads to the versatile attic room on the second floor, which is equipped with power, light points, and a Velux window, offering additional living space that can be tailored to your needs. This property is a wonderful opportunity for those seeking a comfortable and charming home in a picturesque setting.

- THREE BEDROOMS PLUS ATTIC ROOM
- SOUGHT AFTER LOCATION
- CLOSE TO HEBDEN BRIDGE
- OFF ROAD PARKING
- GARDEN TO THE FRONT AND PATIO TO THE REAR
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- EPC RATING - E
- COUNCIL TAX BAND - C

Accommodation

Entrance hall

Lounge
11'11" x 13'11" (3.64 x 4.25)

Kitchen
9'0" x 7'10" (2.76 x 2.39)

Dining room
9'2" x 11'11" (2.81 x 3.65)

First floor

Bedroom one
11'11" x 14'1" (3.64 x 4.30)

Bedroom two
9'1" x 12'4" (2.79 x 3.77)

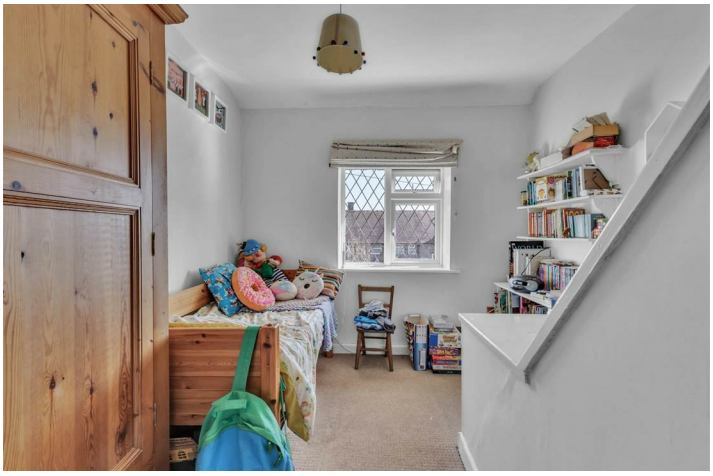
Bedroom three
12'0" x 8'10" (3.67 x 2.70)

Bathroom
5'6" x 7'4" (1.69 x 2.26)

Attic room
12'8" x 19'6" (3.87 x 5.95)

Directions
Please use postcode HX7 7LS 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.

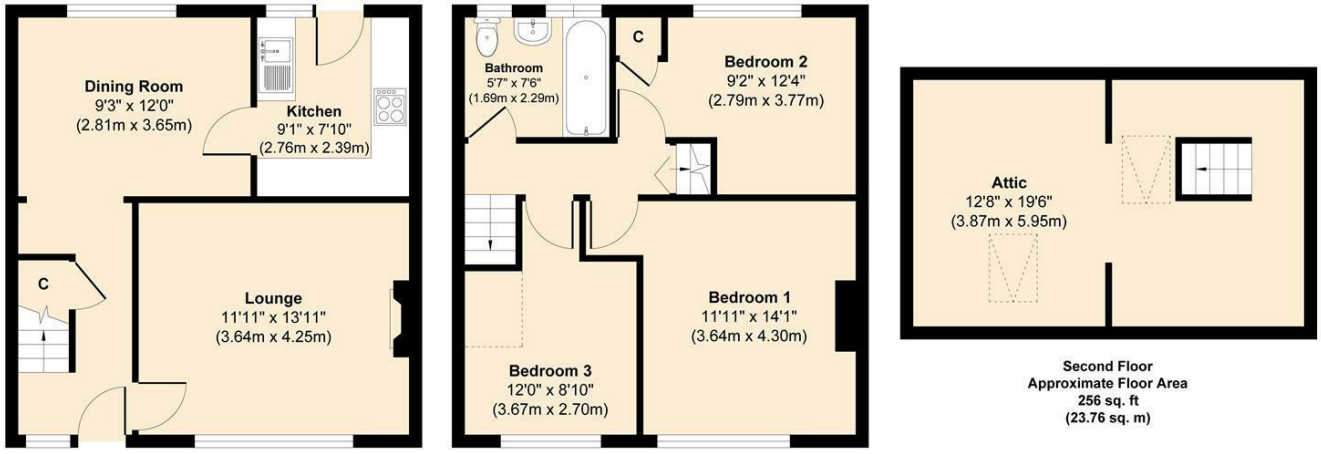


Road Map

Hybrid Map

Terrain Map

Floor Plan



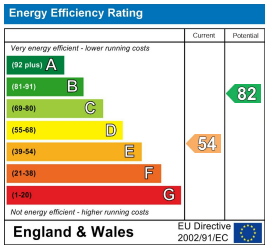
Approx. Gross Internal Floor Area 1,122 sq. ft / 104.18 sq. m.

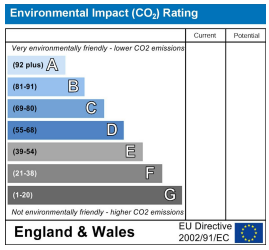
Illustration for identification purposes only, measurements are approximate and not to scale, unauthorised reproduction is prohibited.

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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