

# Peter David

# Properties Ltd

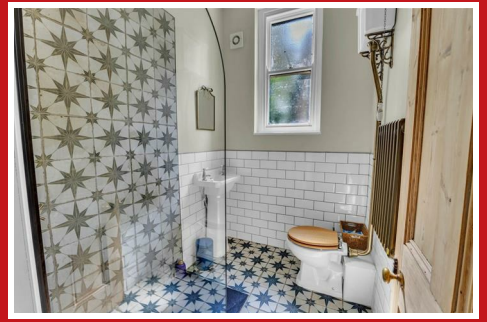
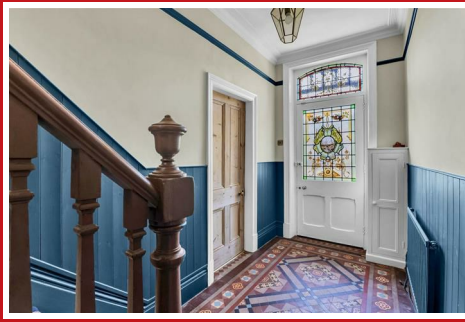
Residential Sales and Lettings



**Keighley Road,**

**Offers In Excess Of £625,000**





- BEAUTIFULLY REFURBISHED FOUR-BEDROOM PERIOD SEMI-DETACHED HOME
- SOUGHT-AFTER LOCATION WITH EASY ACCESS TO HEBDEN BRIDGE AND WOODLAND WALKS
- STUNNING 22FT OPEN-PLAN KITCHEN/DINING ROOM IDEAL FOR MODERN FAMILY LIVING
- SPACIOUS LOUNGE PLUS UTILITY ROOM AND GROUND FLOOR SHOWER ROOM
- FOUR WELL-PROPORTIONED BEDROOMS WITH STYLISH BATHROOM AND SEPARATE WC
- TIERED REAR GARDEN BACKING ONTO WOODLAND WITH TWO DETACHED GARAGES FOR PARKING
- EPC RATING - E
- COUNCIL TAX BAND - D

Peter David Properties are delighted to present this beautifully refurbished, stone-fronted period four-bedroom semi-detached home, offering spacious and well-balanced accommodation across two floors. Combining charming original features with tasteful modern updates, this property is ideal for families seeking character and practicality in a highly desirable location.

Situated on Keighley Road, just before the woodland approach to Pecket Well and within easy reach of Hebden Bridge and Hardcastle Craggs, the home enjoys a peaceful yet convenient setting.

The property opens into a welcoming entrance hall, providing access to all ground floor rooms. To the rear, a stunning open-plan kitchen/dining room forms the heart of the home, extending over 22ft and offering a bright, sociable space ideal for modern family living. The kitchen has been stylishly updated with contemporary units and finishes, while the dining area enjoys a pleasant outlook.

A generously sized lounge sits to the front of the property, featuring large sash windows and a feature fireplace, creating a cosy yet elegant living space. To the rear of the property there is a useful utility room, along with a modern shower room, adding convenience and flexibility for family life.

The first floor offers four well-proportioned bedrooms arranged around a central landing. The principal bedroom is particularly spacious, while a second double bedroom sits to the front elevation. A third bedroom enjoys an extended layout, ideal as a guest room or home office, and a fourth bedroom provides a perfect single room or nursery.

A beautifully updated family bathroom features a freestanding bath, complemented by a separate WC for added practicality.

Externally, the property benefits from a tiered rear garden backing directly onto woodland, creating a private and tranquil outdoor space. To the front is a paved area with steps leading down to the road.

Recently refurbished throughout, the home retains many original features including fireplaces, high ceilings, and period detailing, while offering modern comforts and a move-in ready finish. This exceptional home presents a rare opportunity to acquire a character property with generous living space in a sought-after location.

#### **Entrance hall**

19'4" x 5'6" (5.90 x 1.69)

#### **Lounge**

13'7" x 14'2" (4.16 x 4.32)

#### **Dining kitchen**

22'7" x 13'8" (6.90 x 4.18)

#### **Utility room**

5'3" x 7'0" (1.61 x 2.14)

#### **Shower Room**

5'2" x 6'8" (1.6 x 2.04)

#### **First floor**

#### **Bedroom one**

14'1" x 12'3" (4.31 x 3.74)

#### **Bedroom two**

12'0" x 11'11" (3.68 x 3.64)

#### **Bedroom three**

6'11" x 14'3" (2.13 x 4.35)

#### **Bathroom**

8'0" x 9'1" (2.44 x 2.79)

#### **WC**

3'7" x 4'3" (1.11 x 1.31)

#### **Directions**

Please use post code HX7 8ND 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 WHATSOEVER IN RELATION TO THIS PROPERTY.



## Road Map



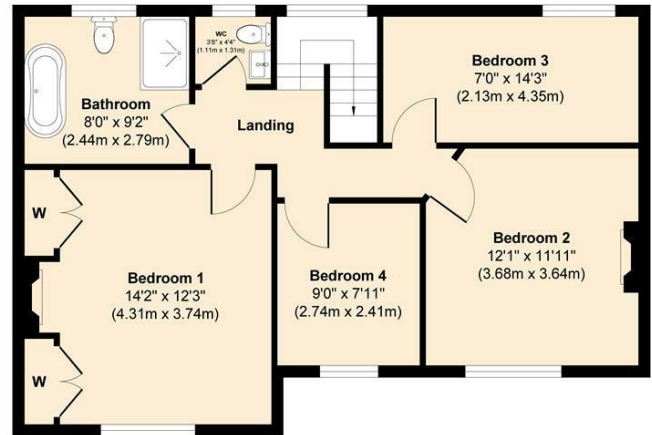
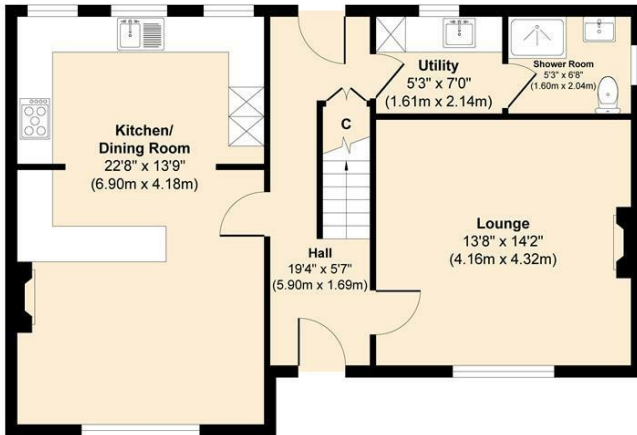
## Hybrid Map



## Terrain Map



## Floor Plan

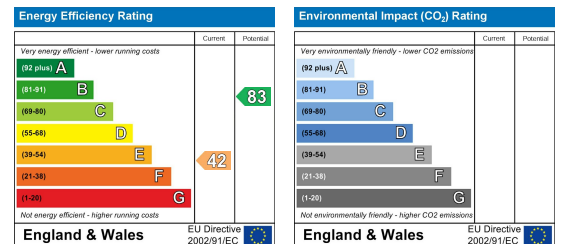


Approx. Gross Internal Floor Area 1,410 sq. ft / 107.00 sq. m.  
Illustration for identification purposes only, measurements are approximate and not to scale, unauthorised reproduction is prohibited.

## 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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