

# Peter David

# Properties Ltd

Residential Sales and Lettings



**Cragg Road,**

**Offers Around £430,000**



# 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

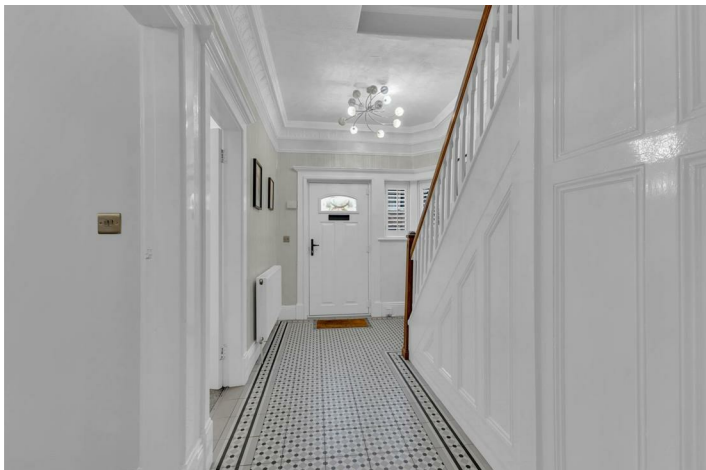
Garden area to the front, side pathway leads round to the rear of the property where you can gain access into the lower ground floor rooms, with porch area, utility room, storeroom and cellar providing excellent storage space, paved patio with views over the brook and woodland

### 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. 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



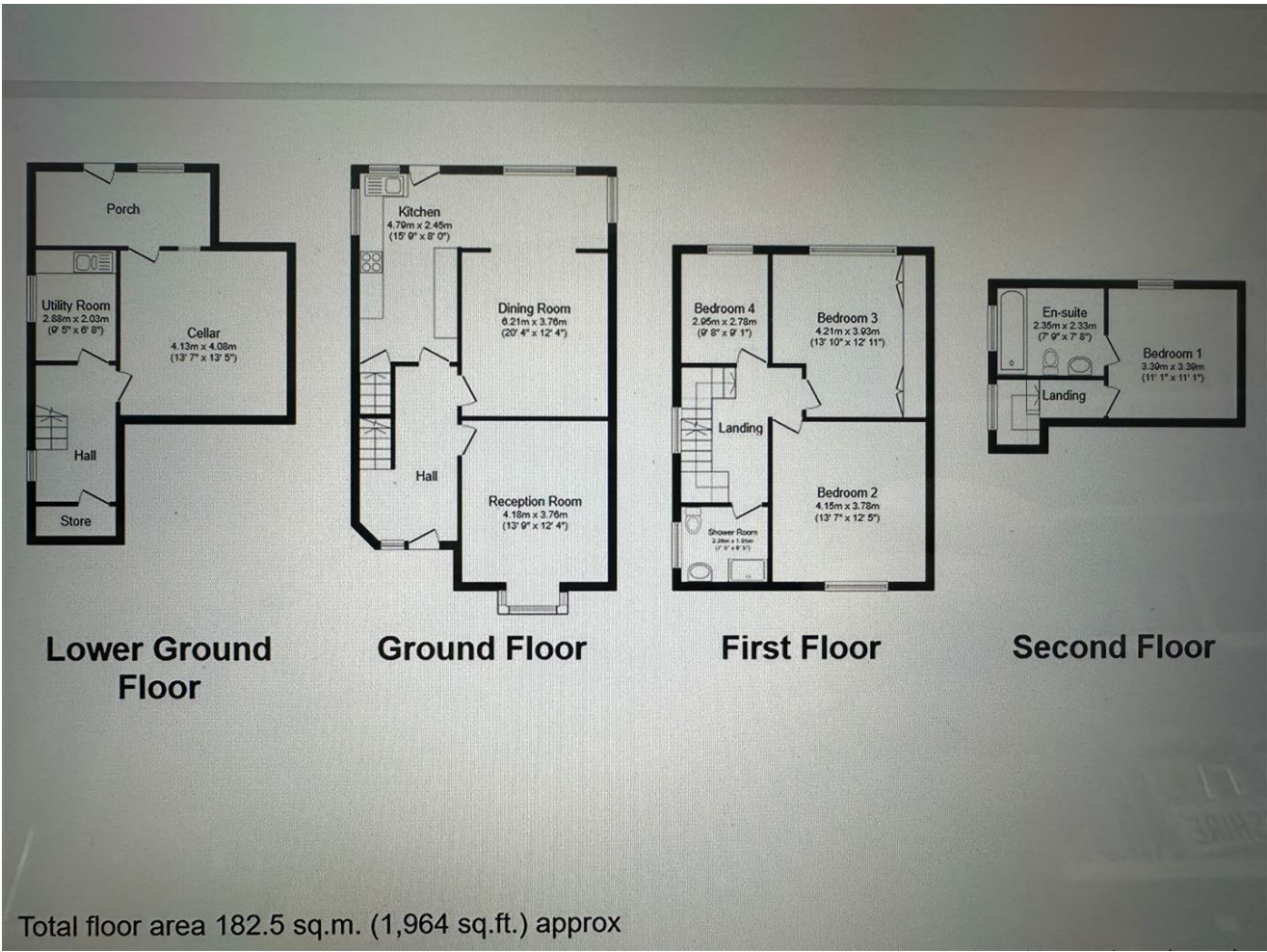
Hybrid Map



Terrain Map



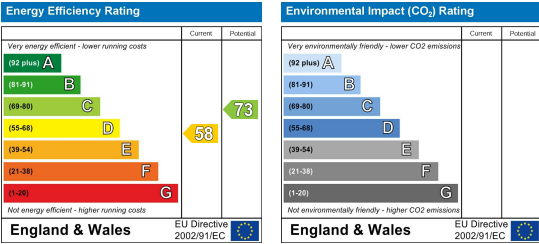
Floor Plan



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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