

Claire Sheehan

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**2 Chiserley Gardens, Wadsworth,
Hebden Bridge, HX7 8RU**

£220,000 85%



Claire Sheehan Estate Agents
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2 Chiserley Gardens, Wadsworth, Hebden Bridge, West Yorkshire, HX7 8RU

85% Shared Ownership

Corner Plot Gardens

2 Reception Rooms

En-Suite To Master Bedroom

4 Bedroom Family Home

Stylish & Modern

Fitted Dining Kitchen

EPC EER (73) C

An excellent family home, available under a Shared Ownership scheme with 85% ownership. This substantial semi-detached house offers stylish and modern family accommodation with corner plot gardens and off road parking. Comprising; entrance hall, sitting room, fitted dining kitchen, family lounge with French windows to the garden, 4 bedrooms with an en-suite to the master and 4 piece family bathroom. Double glazing and gas central heating installed. Popular village setting on the hillside above Hebden Bridge.

Accommodation:

All measurements are approximate

Location

Enjoying a cul-de-sac setting within a small development of mixed residential properties. This is a popular village setting on the hillside above Hebden Bridge and approximately 1 mile from the local station. Old Town has a small village school, childrens' playground, local store and popular village pub.

Shared Ownership

This property is offered For Sale on a Shared Ownership basis with Places for People Homes Ltd. The asking price represents the full 85% Share, for which no rental payments are required. A monthly management fee, currently £20.98 is payable and this includes the Buildings Insurance. Any potential buyer would have to apply to the Housing Association to join the scheme and if successful they will be offered the chance to acquire up to a maximum of 85% of the property. We are advised that the lease term It is 99 years from April 99, so 82 years remaining, and discretionary extensions (at the customers expense) for a further 90 years are permitted. Please contact the branch to discuss or contact Places for People, Sales Team, 01772 667049.

Entrance Hall

Front entrance door with stained and leaded effect double glazed inserts. Radiator. Stairs to the first floor landing.

Sitting Room

13' 6" x 12' 11" (4.11m x 3.93m) into bay

Doubleglazed bay window to the front elevation with a pleasant outlook. Radiator. Ceiling coving.

Family Lounge

24' 8" x 10' 11" (7.53m x 3.32m)

Double glazed window to the rear elevation and French windows opening out onto a front patio. Laminate flooring. Two stylish vertical radiators. Recess spot lighting.

Dining Kitchen

10' 10" x 16' 1" (3.29m x 4.90m)

The kitchen area is fitted with an attractive range of stylish wall and base units having contrast granite work tops with stainless steel one and a half bowl sink and mixer tap. There is plumbing for a washing





machine and integrated dishwasher. Tiled surrounds with stainless steel cooker hood and splash back. Wall mounted gas central heating boiler. Double glazed rear window. Slated tiled flooring and wooden flooring to the dining area. Two vertical radiators. In the dining area there is a useful under stairs storage cupboard and double glazed french windows open into the rear gardens.

First Floor Landing

Built in linen cupboard. Vintage style radiator. Loft access.

Master Bedroom

11' 8" x 13' 10" (3.56m x 4.22m) into door recess + wardrobes

Twin double glazed, leaded effect windows to the front elevation with a pleasant outlook. Radiator. Built in wardrobes.

En Suite

Fitted with a low flush WC, glass bowl wash hand basin and shower enclosure. Chrome heated towel rail. Part tiled.

Bedroom 2

16' 3" x 10' 8" (4.96m x 3.26m) max dimensions

Double glazed windows to both the side and rear elevations. Radiator. Two radiators. Laminate flooring.

Bedroom 3

9' 5" x 9' 2" (2.88m x 2.79m)

Double glazed rear window. Radiator. Laminate flooring.

Bedroom 4

9' 6" x 6' 10" (2.89m x 2.08m)

Double glazed rear window. Radiator. Laminate flooring.



Family Bathroom

7' 11" x 10' 9" (2.41m x 3.27m) + door recess

A stylish bathroom fitted with a four piece white suite comprising of a low flush WC, pedestal wash hand basin, corner shower enclosure and wood panelled spa bath. Recess spot lighting. Extractor. Double glazed leaded effect window to the front elevation. Tiled wall and tiled flooring.

Driveway

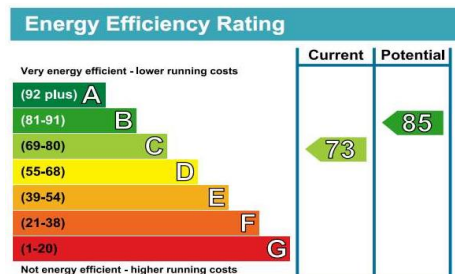
A driveway to the front, provides off road parking for two vehicles.

Gardens

The property has a generous corner plot with enclosed gardens to the front, side and rear. The front garden includes a patio area with gated access. timber garden shed.

Directions

From the Hebden Bridge town centre, take the Keighley Road, A6033, heading towards Howarth and Keighley. Proceed up the hill and towards the village of Pecket Well. Turn right, using the lay-by on the left, as you enter Pecket Well, heading for Old Town and Wadsworth. Follow this road into Old Town and turn right by the mini-roundabout into Chiserley Gardens. Keep to the right and number 2 is at the top.



Please Note: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property.

Council Tax
Band C

Calderdale MBC Council Tax - 0845 245 8000.

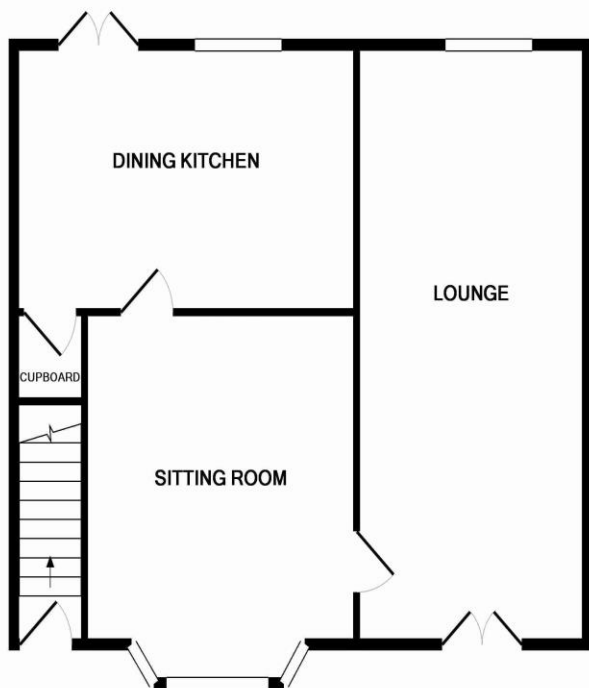
How To View This Property

Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

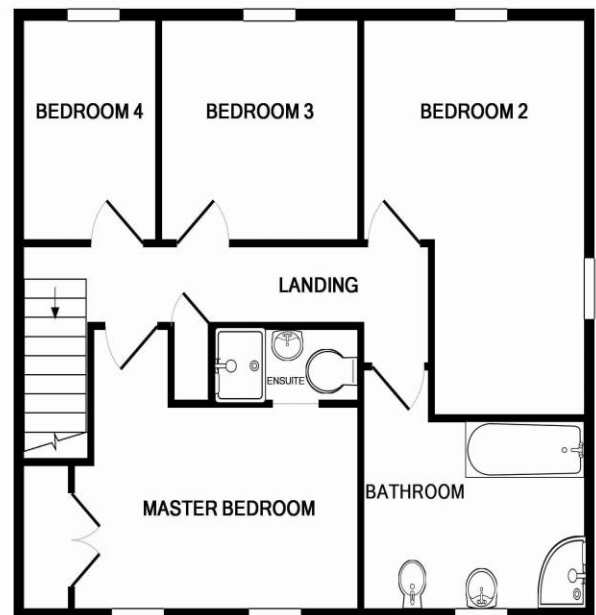
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GROUND FLOOR
APPROX. FLOOR
AREA 671 SQ.FT.
(62.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 656 SQ.FT.
(61.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1327 SQ.FT. (123.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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