

Peter David Properties

Residential Sales and Lettings

Nutclough Cottage, Off Keighley Road Hebden Bridge £239,950



Nutclough Cottage,

Off Keighley Road, Hebden Bridge HX7 8HA

Offered for sale is this wonderfully presented and delightfully modernised stone built semi detached property located close to Hebden Bridge town centre and all its amenities including the Trans Pennine rail links, schools and shops. With living accommodation that spans over three floors and equipped with double glazed windows and gas central heating, the property briefly comprises:- Spacious dining kitchen with access to a useful storage cellar, lounge with feature stone fireplace, two first floor double bedrooms and modern four piece white bathroom suite together with an open plan second floor comprising an attic bedroom study area and ensuite bathroom. Externally there is a pleasant patio garden with boundary wall and hedging to the front of the property along with off road parking for a minimum of two vehicles accessed via double gates. An internal inspection is a must.

Features

- Semi Detached Family Home
- Close to Hebden Bridge Town Centre
- Gated Driveway for a Minimum of Two Cars
- Patio Garden
- Three Bedrooms
- Four Piece Family Bathroom & Ensuite Bathroom
- Dining Kitchen
- Living Room with feature fireplace
- Council Tax Band: B
- Energy Rating: D

Accommodation:

Ground Floor:

Entrance the property via a solid wood exterior door into the dining kitchen.

Dining Kitchen 17'2" x 12'7" (5.23m x 3.84m)

Fitted with a range of matching wall and base units with complementary solid wood work surfaces inset into which is a stainless steel sink unit and drainer. There is a free standing electric oven with extractor above and tiled splash backs, space and plumbing for an automatic washing machine and dishwasher, understairs pantry with trap door giving access to the storage cellar, double glazed window to the front elevation with further window to the side elevation, feature fireplace with gas fire set on a flagged stone base, decorative coving and ceiling rose. Laminate flooring, a staircase rising to the first floor and a door giving access into the lounge.

Lounge 16'6" x 12'8" (5.03m x 3.86m)

A spacious and light reception room with two large double glazed windows to the front elevation and a further window to the side elevation. The focal point of the room is the feature fireplace with stone flagged base and inset multi fuel burning stove fire. There is fixed shelving into one recess with fitted TV stand with cupboards underneath, two central heating radiators, decorative coving and ceiling rose.

First Floor:

Landing

Having a double glazed window to the side elevation, central heating radiator and open plan staircase rising to the second floor.

Master Bedroom 11'2" x 9'5" (3.40m x 2.87m)

A double room with two large double glazed windows to the front elevation, central heating radiator and



understairs storage cupboard.

Bedroom Two 11'4" x 9'4" (3.45m x 2.84m)

A second bedroom of double proportions with a decorative fireplace, fixed shelving for useful storage, central heating radiator and two large double glazed windows to the front elevation.

Bathroom 8'5" x 7'7" (2.57m x 2.31m)

Furnished with a modern four piece suite in white comprising wash hand basin, central flush wc, bath with hand held shower attachment and walk-in tiled shower cubicle with glass door. There is attractive part tiling to the walls with matching flooring and underfloor heating, a chrome ladder style towel radiator, inset ceiling spot lighting and frosted double glazed window to the side elevation.

Second Floor:

Landing

With a window giving borrowed light from the bedroom, built-in wardrobe space for storage and access into:-

Study / Music Room 11'5" x 9'5" (3.48m x 2.87m)

A versatile space with a variety of uses depending on the requirements of the individual and could be used as an occasional bedroom / music room. There is a Velux window and central heating radiator and open plan access into the ensuite. There is also access into:-

Ensuite Bathroom

Furnished with a low flush wc, wash hand basin and bath with hand held shower attachment. There is part tiling to the walls.

Attic Room 4.57m (15'0") x 4.01m (13'2")

A fabulous attic bedroom with two Velux windows allowing a good degree of natural light and a central heating radiator.

Outside

To the side there is a block paved gated driveway for two cars & attractive raised flower beds. Steps lead down to the enclosed paved patio area with further raised flower beds and gated access onto Keighley Road.

Directions

Proceed out of Hebden Bridge town centre heading up Keighley Road. Upon reaching Nutclough and the traffic lights, the subject property can be located on the right hand side of the road clearly identified by our 'For Sale' board.

Mortgage Services

Why not see our mortgage advisor for a FREE advice appointment. We will look at the whole of the market to find the best deal for you. Whether you want to know how much you can borrow or the monthly payments we are here to help. At Peter David, we are here to give that personal service with the right expertise to make the buying process hassle free. For an appointment please call any of our offices to arrange a visit.





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