

# Peter David

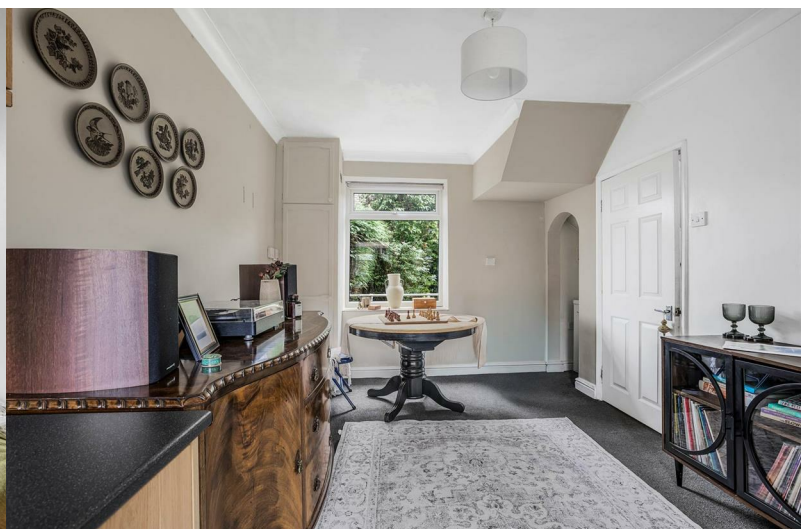
# Properties Ltd

Residential Sales and Lettings



**Southfield, Heptonstall**

**£280,000**





Nestled in the charming conservation village of Heptonstall, this delightful townhouse offers a wonderful opportunity for families seeking a comfortable and inviting home. With three well-proportioned bedrooms, the property provides flexible accommodation in a picturesque and highly sought-after setting.

Upon entering, you are greeted by a welcoming entrance hall leading into a spacious living room, complete with a feature fireplace that adds warmth and character to the space. The dining kitchen provides a practical and sociable setting for family meals and entertaining, with plenty of room for everyday family life.

To the first floor are two generous double bedrooms, together with a single bedroom that could be used as a child's bedroom, guest room or home office. The family bathroom is also located on this floor and conveniently serves all three bedrooms.

The property benefits from gas central heating and double glazing, providing comfort throughout the year. Outside, the generous front and rear gardens offer plenty of space for children to play, keen gardeners to enjoy, or simply to relax and make the most of the surrounding countryside.

Situated in the sought-after village of Heptonstall, the property provides easy access to the stunning Calder Valley countryside, while also being within reach of the vibrant community and amenities of nearby Hebden Bridge. Combining traditional character with modern comforts, this charming townhouse would make a wonderful family home and is well worth viewing.

- THREE BEDROOM TERRACE
- GARDENS TO FRONT AND REAR
- OUTSIDE SHED
- KITCHEN/DINER
- LOUNGE
- SOUGHT AFTER LOCATION
- COUNCIL TAX BAND - C
- EPC RATING - D

## Accommodation

### Entrance hall

### Lounge

13'1" x 12'2" (3.99 x 3.73)

### Kitchen

6'11" x 9'2" (2.13 x 2.80)

### Dining area

11'9" x 9'1" (3.59 x 2.77)

### First floor

#### Bedroom one

11'5" x 12'2" (3.48 x 3.73)

#### Bedroom two

11'4" x 10'3" (3.47 x 3.14)

#### Bedroom three

7'7" x 8'11" (2.32 x 2.74)

### Bathroom

7'6" x 8'10" (2.29 x 2.7)

### Directions

Please use postcode HX7 7LS for sat nav directions.

### PLEASE NOTE

1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.
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



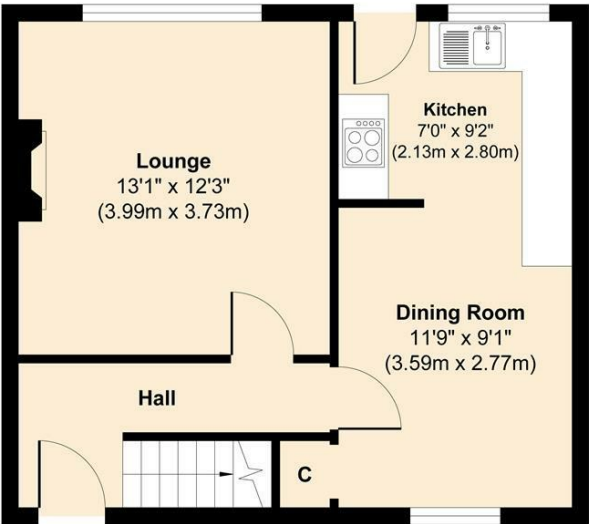
Hybrid Map



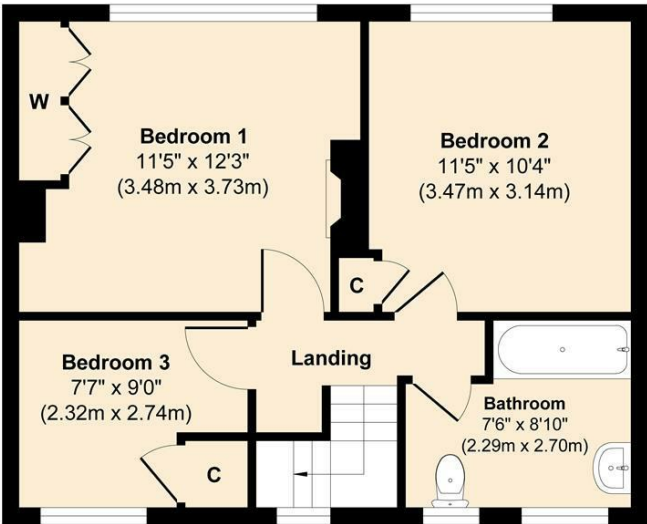
Terrain Map



Floor Plan



Ground Floor  
Approximate Floor Area  
415 sq. ft  
(38.58 sq. m)



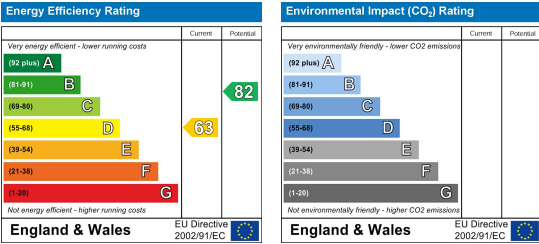
First Floor  
Approximate Floor Area  
459 sq. ft  
(42.65 sq. m)

Approx. Gross Internal Floor Area 874 sq. ft / 81.24 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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