



YORKSHIRE'S
FINEST
HOMES COLLECTION




Cragg Road, Cragg Vale, Hebden

Offers In The
£399,995



Nestled in a sought-after walking location, this characterful property has been thoughtfully converted into a glorious 2/3-bedroom holiday home. The top floor features a superb open-plan kitchen, living, and dining area, complete with modern fixtures and fittings. Wall-to-ceiling windows frame breathtaking views of the surrounding scenery, creating an ideal space to relax and entertain. On the middle floor, you'll find two double bedrooms and a luxurious family bathroom. The lower ground floor offers flexible space that can serve as a second sitting room or a third bedroom, depending on your needs. Externally, there are two patios, each overlooking picturesque woodland and river views, perfect for enjoying the natural surroundings. With no onward chain, this property offers a fantastic opportunity for those seeking a peaceful holiday retreat in a stunning location.

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First floor

As you step through the door, you enter a spacious living area with a modern kitchen featuring sleek units and integrated appliances, including an oven, hob, and fridge/freezer. A cozy table and chairs fit seamlessly within the space, creating an inviting entertainment area. The large, double-glazed wall-to-ceiling window floods the room with natural light, offering a stunning outlook of the surrounding scenery. A set of steps lead down to the bedrooms, adding a touch of character to the layout. A further door provides access to a convenient WC and a utility room, offering additional practical space for storage and laundry needs.

Middle floor

On this floor, you'll find two double bedrooms and a luxurious house bathroom, featuring a deep sunken square bath, a jewel-headed shower over, a wash basin with a vanity unit, and a low-level WC. Steps lead down to the lower ground floor, where additional living space awaits.

Lower floor

The ground floor offers a flexible space, currently used as a second sitting room, but it easily lends itself to being a third bedroom or even a cinema room.

Externally

A door opens to the outside, where patios provide the perfect spots for sitting, relaxing, and enjoying the views of the woodland and its wildlife.





ADDITIONAL INFORMATION

Council Tax: Business Rates

Tenure: Freehold

EPC: E

Parking: Off Road Parking

UTILITIES

Gas: Mains

Electric: Mains

Water: Mains

Heating: Gas

Broadband: Fibre to the Cabinet Broadband

Mobile Coverage: TBC

AGENT NOTES

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. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

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 YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.**

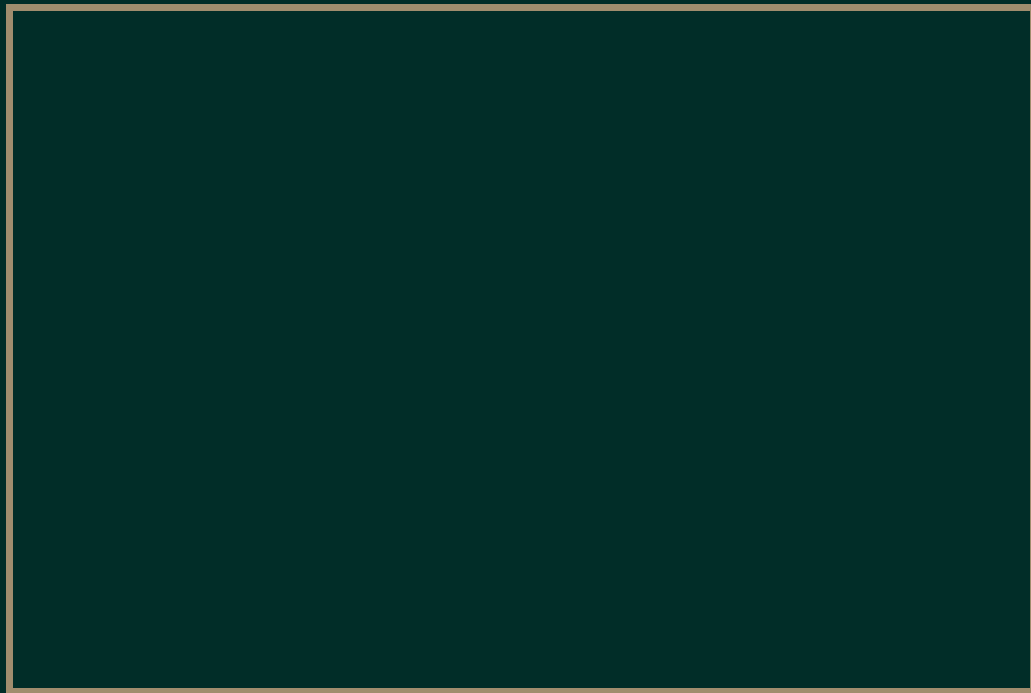
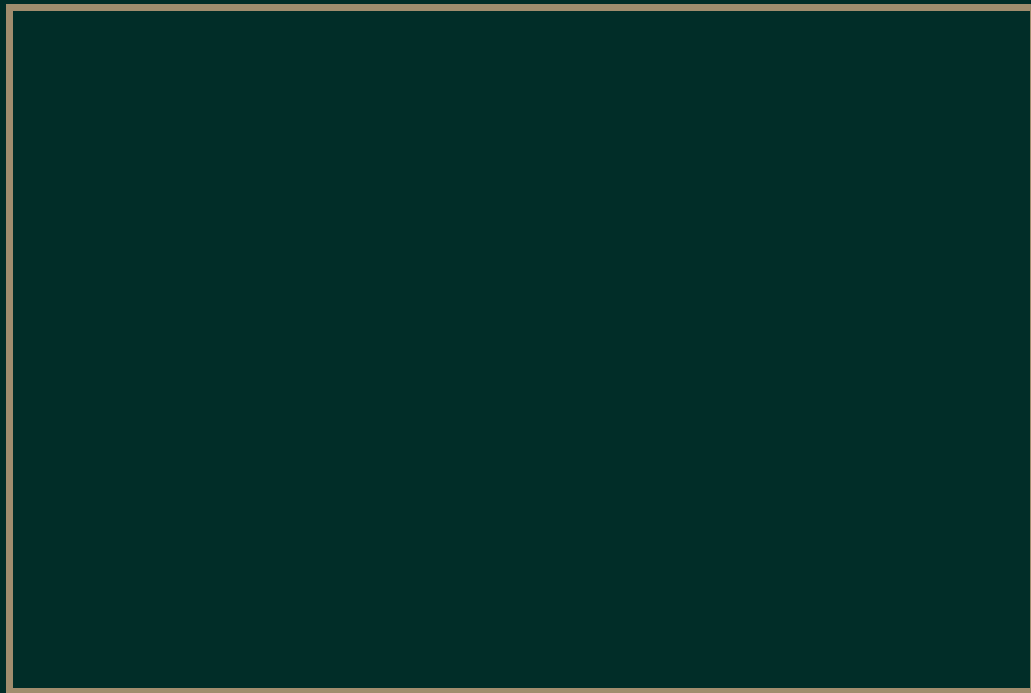
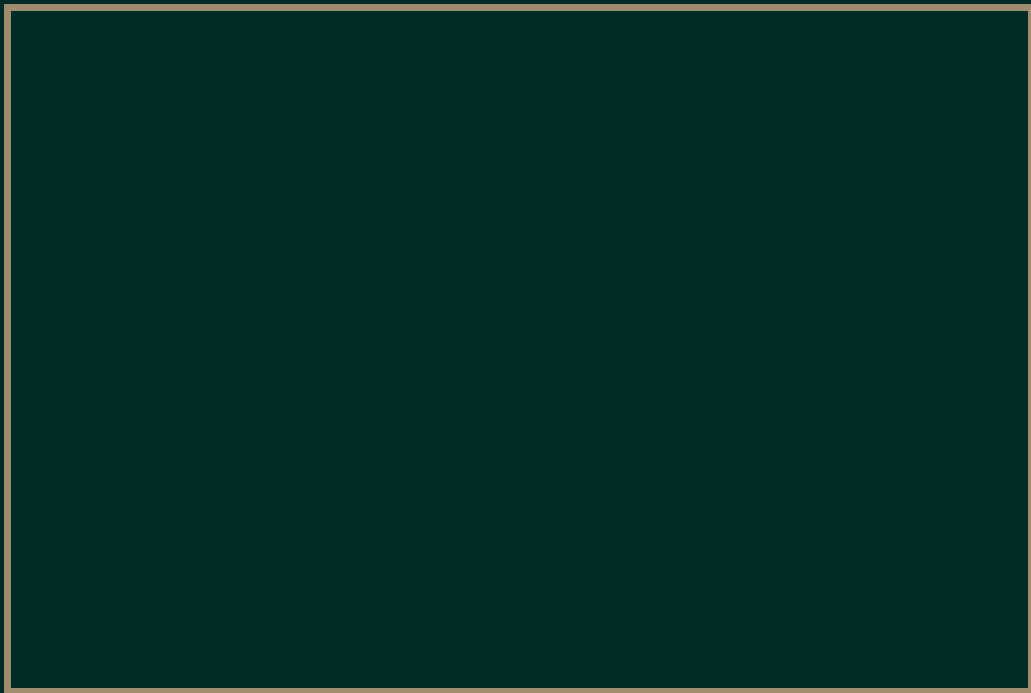


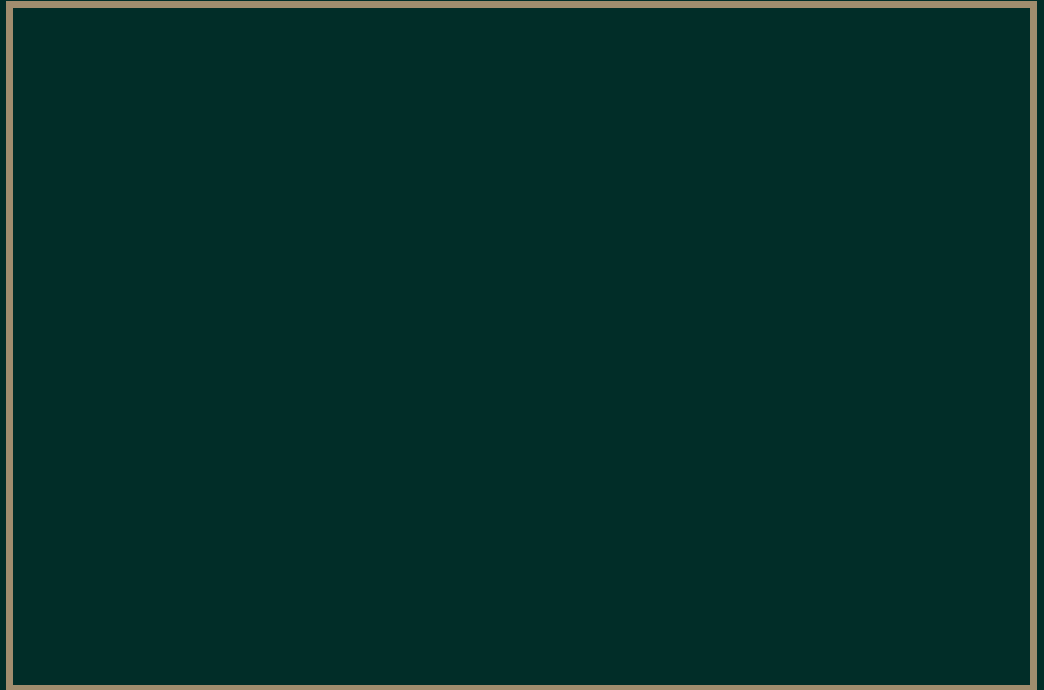


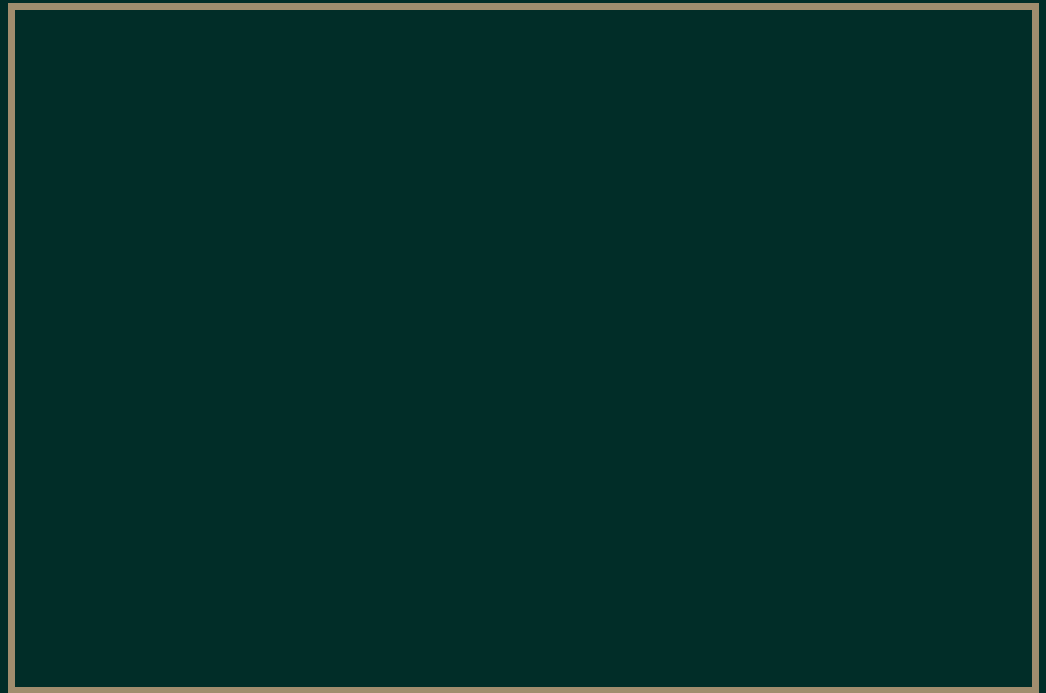


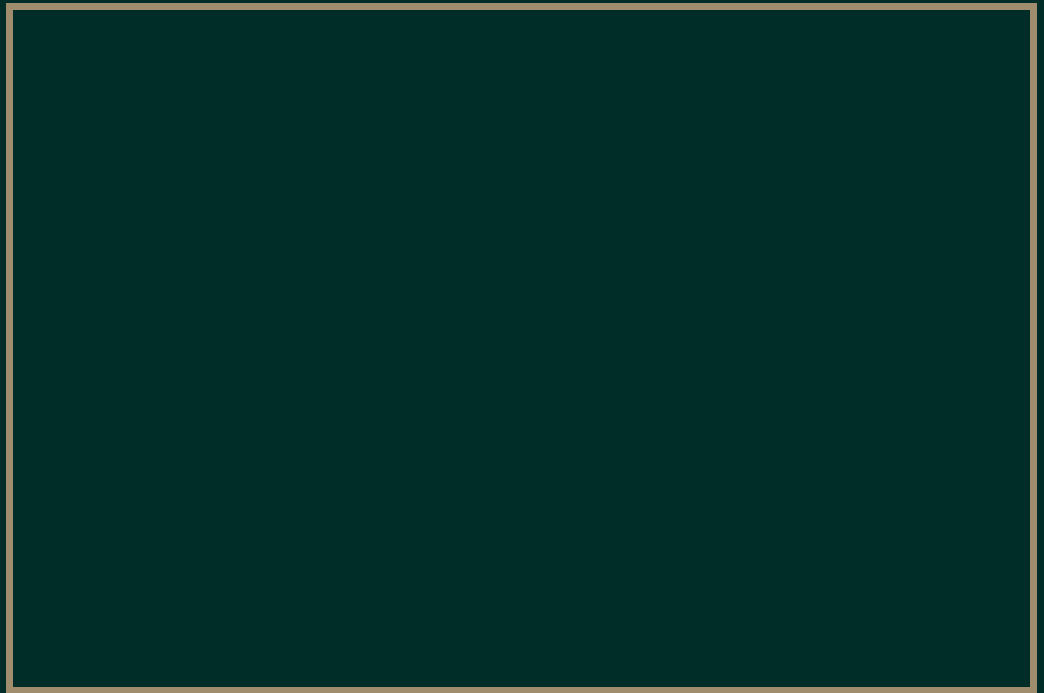


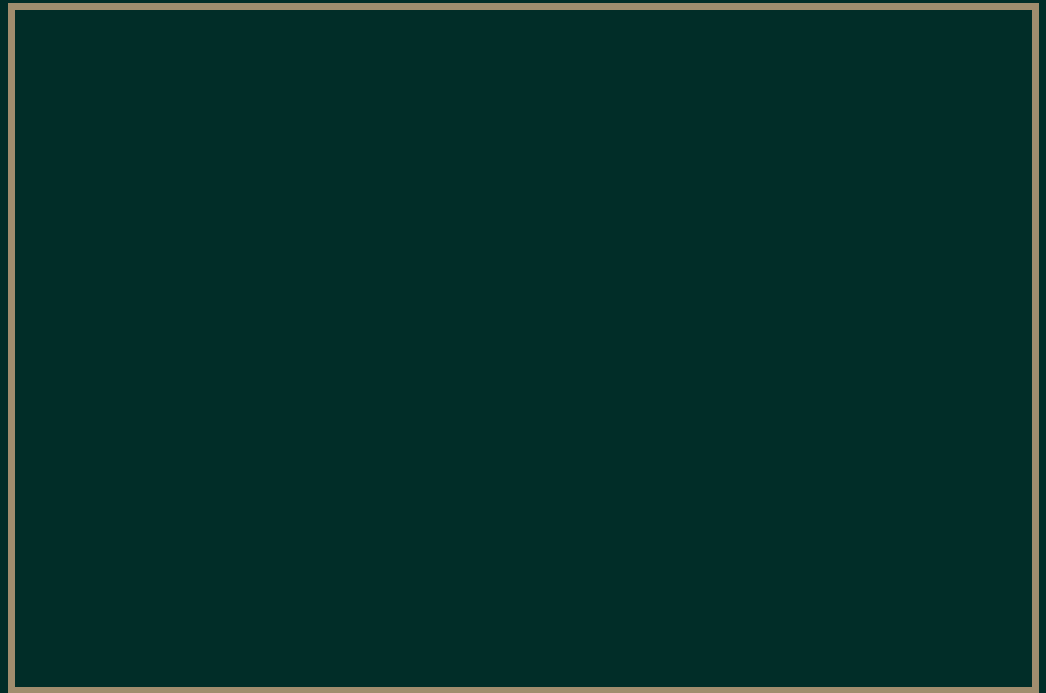


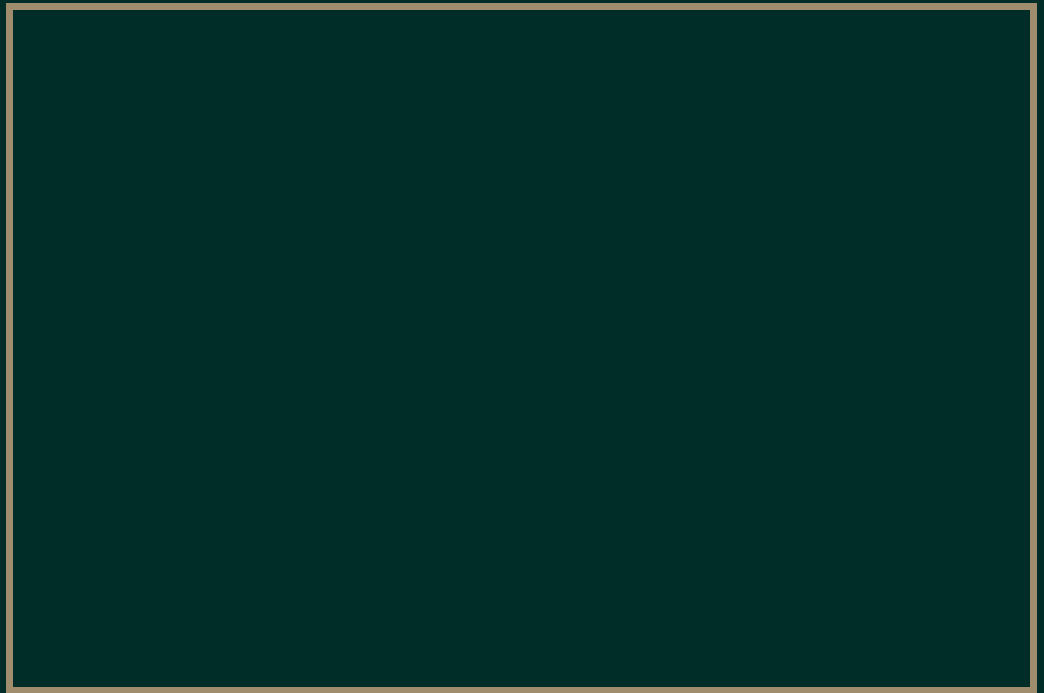






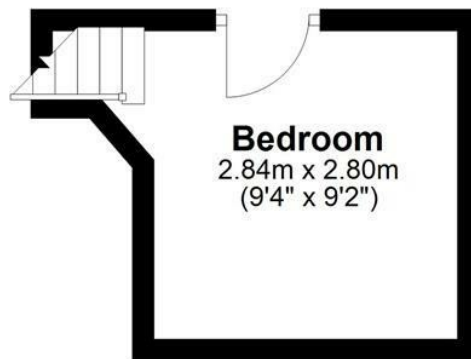






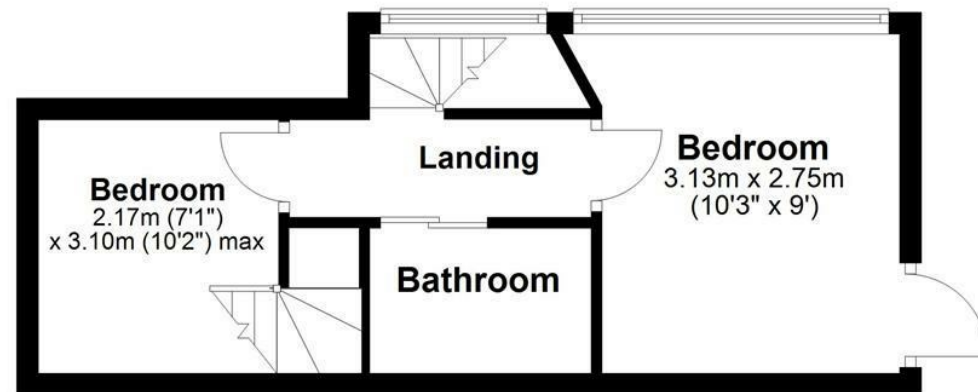
Lowest Ground Floor

Approx. 8.7 sq. metres (93.4 sq. feet)



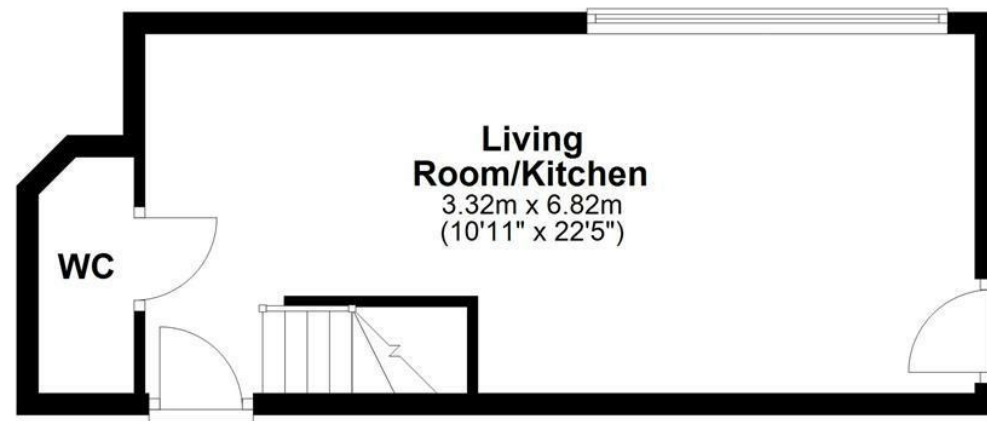
Lower Ground Floor

Approx. 22.5 sq. metres (241.9 sq. feet)



Ground Floor

Approx. 24.7 sq. metres (265.9 sq. feet)



Total area: approx. 55.9 sq. metres (601.3 sq. feet)



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To view Cragg Road, Cragg Vale, Hebden
Bridge
Call 01484 432 773