

Claire Sheehan

Estate Agents
01422 842007



**Caldene Croft, Mytholmroyd,
Hebden Bridge, HX7 5AE**

£495,000



Claire Sheehan Estate Agents
Suite 3, Hawkstone House, Valley Road, Hebden Bridge, West Yorkshire, HX7 BL
www.claresheehan-estateagents.co.uk

1 Caldene Croft, Mytholmroyd, Hebden Bridge, West Yorkshire, HX7 5AE

Bungalow Style Detached Property

3 Bedrooms - 2 Doubles

Spacious Lounge With Views

Generous Corner Plot & Ample Parking

Large Integral Double Garage

Adaptations For The Elderly & Disabled

Open Plan Dining Kitchen + Utility Room/WC

Versatile Property In Favoured Location

A substantial detached property, individually designed and constructed with adaptations specifically to aid elderly occupants or occupants with disabilities. This is a versatile property, set within a generous corner plot and could also provide more traditional family accommodation. Comprising; a large integral double garage with access to the lower ground floor entrance hallway and cloaks/WC. The main accommodation is bungalow-style, to the upper ground floor with rear access to the gardens. Comprising; spacious lounge with wonderful views, open plan dining kitchen, utility room/cloaks WC, bathroom, 2 double bedrooms plus a single bedroom 3 or home office. Double glazing, gas central heating, air ventilation/filtration system and solar panels installed. Offered with No Chain - viewing highly recommended. **EPC EER (75) C**

Accommodation:

All measurements are approximate

Lower Ground Floor Entrance

Double glazed front entrance door and side screen opening into the entrance hallway

Hallway

14' 7" x 9' 0" (4.45m x 2.75m) max dimensions
Quarry tiled floor. Personal door to the garage.
Radiator. Staircase to the first floor landing with chair lift. Under stairs storage cupboard.

Cloaks/WC

Useful ground floor WC. Continuation of the quarry tiled flooring. Radiator.

Upper Ground Floor Landing

Double glazed window to the stairwell. Accommodation to the front elevation is elevated and commands wonderful views of the hillside, whilst there is level access to the gardens at the rear.

Lounge

20' 10" x 13' 6" (6.35m x 4.12m)
Double glazed windows to both the front and side elevations, with wonderful views. Decorative fireplace housing a living flame effect gas fire. Radiators. Bespoke fitted book casing.

Dining Area

14' 7" x 12' 4" (4.45m x 3.75m)

A spacious dining area, open plan to the kitchen. Double glazed windows to the side and rear elevations. Radiator.

Fitted Kitchen

10' 8" x 9' 0" (3.25m x 2.75m)

Fitted with a range of modern design wall and base units with coordinated work surfaces and an inset stainless steel single drainer sink with mixer tap. Integrated eye level electric oven, electric induction hob and chimney style cooker hood. Part tiled surrounds. Recess spot lighting. Double glazed rear window with garden views.





Utility Store & WC

8' 1" x 4' 3" (2.47m x 1.30m) + cupboards
Double glazed rear window. WC and wash hand basin. Built in cupboards provide space and plumbing for a washing machine and also house the gas central heating boiler, ventilation controls and solar panel/water heating controls.

Master Bedroom

11' 4" x 13' 6" (3.46m x 4.12m) + wardrobes
A large master bedroom with fitted wardrobes spanning the full width. Double glazed rear windows and doors opening out onto the rear patio terrace. Radiator.

Bedroom 2

8' 6" x 15' 1" (2.58m x 4.61m) + wardrobes
Double glazed window to the front elevation with lovely views. Built in wardrobes. Fitted shower enclosure and wash hand basin. Radiator.

Bedroom 3

9' 0" x 7' 11" (2.75m x 2.42m)
Double glazed window to the front elevation, again with views. Radiator. Fitted book casing.

Bathroom

8' 0" x 8' 9" (2.45m x 2.66m)
A spacious bathroom, fully tiled with non-slip floor covering. Modern white suite comprising WC, wash hand basin and panelled bath with mechanical bath seat. Double glazed rear window. Radiator.

Garage

22' 7" x 21' 2" (6.88m x 6.44m)
Electric up and over door, with remote control. Power and light laid on. Personal door to the entrance hallway.

Gardens

Occupying a generous corner plot, with gardens extending to three sides. To the rear is a level patio terrace with a pathway extending into the landscaped gardens above, which include an additional seating area at the top of the garden. The pathway also leads down to the front of the property, via established side gardens with silver birch trees.

Services

All mains services (gas, electricity & water) are connected. Heating is provided via a gas boiler, installed July 2022. Solar panels are fitted which provide hot water when the sun is shining. A sophisticated internal air filtration and circulation system is also fitted,

Adaptations

This property was purposefully built to accommodate residents with additional needs. The staircase is extra wide and has a stairlift installed. The internal and external doorways are wide enough for most wheelchair users and power sockets and switches are placed at a more convenient, elevated level.

Tenure

This is a Freehold property. Restrictive covenants and easements apply, please refer to the Title register.

Directions

From Hebden Bridge town centre take the A646 Halifax Road and head towards Mytholmroyd. Take a right hand turning, just after the petrol station, into Caldene Avenue and proceed towards the far end, which leads directly into Caldene Croft. Number 1 is located on the left hand side.

Important: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. 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. You are advised to check the availability of this property before travelling any distance to view.

Claire Sheehan Estate Agents is a trading name of Moor Moves Limited, an independently owned and operated business.
Reg No: 5990757 12 Market Street, Hebden Bridge, West Yorkshire HX7 6AD.

Council Tax
Band E

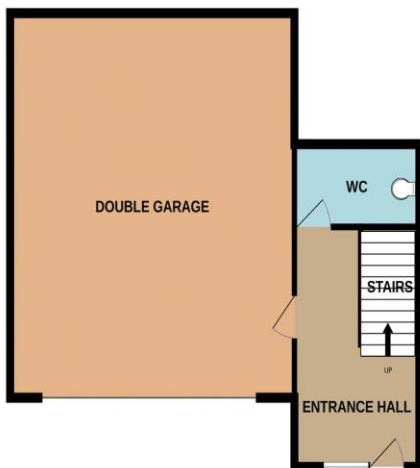
Calderdale MBC Council Tax – 01422 288003.

How To View This Property

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

enquiries@clairesheehan-estateagents.co.uk

LOWER GROUND FLOOR
648 sq.ft. (60.2 sq.m.) approx.



UPPER GROUND FLOOR
1270 sq.ft. (118.0 sq.m.) approx.



TOTAL FLOOR AREA: 1919 sq.ft. (178.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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