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**Ivy Bank, Hebden Bridge,  
West Yorkshire, HX7 6PG**

**OIRO £370,000**



Claire Sheehan Estate Agents  
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## 2 Ivy Bank, Hebden Bridge, West Yorkshire, HX7 6PG

**4 Bedroom Period Terrace**

**Elevated Setting With Views**

**Breakfast Kitchen**

**Excellent Family Home**

**Large Rear Gardens**

**2 Reception Rooms**

**Gas Central Heating System**

**EPC EER (58) D**

A large period terrace, enjoying an elevated setting with southerly outlook and wooded valley views. This excellent family home boasts large gardens including a terrace front garden, rear garden and a large additional garden plot. Gardens this large are rare to find in Hebden Bridge and whilst Ivy Bank is just outside of the town centre, there is a pleasant canal-side walk into town and a regular bus service. Accommodation spans three floors, with double glazing and a gas central heating system installed. Comprising; entrance hallway, living/dining room with French windows and multi-fuel stove, sitting room with French windows, breakfast kitchen. There are 2 first floor double bedrooms, bathroom and 2 further double bedrooms to the second floor. Scope exists for further improvements, which is reflected in the asking price. Excellent potential, viewing highly recommended.

### **Accommodation:**

*All measurements are approximate*

### **Elevated Setting**

Shared steps lead up through the front gardens to the front of the terrace.

### **Entrance Hallway**

*16' 5" x 3' 3" (5.00m x 1.00m)*

Timber panelled front entrance door with single glazed fanlight. A large entrance hallway with wooden floorboards and staircase to the first floor landing. Stripped wooden door to the living/dining room.

### **Living/Dining Room**

*14' 2" x 16' 4" (4.33m x 4.99m)*

Stained wooden floorboards and double panelled doors to the sitting room. Fireplace with multi-fuel stove. Radiator. Double glazed French windows to the rear with views of the garden and woods beyond.

### **Sitting Room**

*12' 6" x 12' 6" (3.80m x 3.80m)*

Stained wooden floorboards. decorative fireplace with open grate. radiator. double glazed French windows to the front elevation with wonderful views.

### **Breakfast Kitchen**

*14' 8" x 7' 9" (4.48m x 2.37m)*

The Kitchen has a high ceiling with twin double glazed Velux skylights plus double glazed windows to the side and rear. Timber panelled rear entrance door leading to the gardens, with single glazed fanlight. Fitted with a range of wooden wall and base units, which could easily be repainted or stripped down to a natural wood and stained. Wooden work surfaces with a butler's style ceramic double sink. Tiled floor





and part tiled surrounds. Wall mounted gas central heating boiler.

### **First Floor Landing**

Double glazed rear window with garden views. Stairs to the second floor landing.

### **Bedroom 1**

*12' 5" x 10' 3" (3.78m x 3.12m)*

Double glazed rear window with garden views. Fitted wardrobes provide excellent storage space. Stained wooden floorboards. Radiator.

### **Bedroom 2**

*12' 6" x 11' 1" (3.82m x 3.38m)*

Stained wooden floorboards. Double glazed window to the front elevation with views beyond the canal of the wooded hillside Radiator.

### **Bathroom**

*9' 4" x 5' 1" (2.84m x 1.54m)*

Fitted with a modern three piece white suite comprising; panelled bath with electric shower over, WC and wash hand basin. Radiator. Part tiled surrounds and tiled floor. Double glazed window to the front elevation.

### **Second Floor Landing**

High beamed ceiling. Exposed brickwork.

### **Bedroom 3**

*13' 7" x 16' 1" (4.13m x 4.90m) max dimensions*

Double glazed Velux skylight. Stained wooden floorboards. Beamed attic ceiling. Radiator.

### **Bedroom 4**

*13' 9" x 16' 4" (4.20m x 4.98m) max dimensions*

Stained wooden floorboards and beamed attic ceiling. Radiator. Double glazed Velux skylight.

### **Front Garden**

The front garden is terraced with shared access steps. There are wonderful views over the canal to the wooded hillside and a sunny southerly outlook.

### **Rear Garden**

Step out of the dining room or kitchen onto a flagged patio area and there is a delightful garden beyond, which is bordered by the wooded railway embankment. There is access from the bottom of the garden to the adjoining larger garden plot.

### **Additional Garden Plot**

A wonderful playground and family garden, laid to lawn with established trees to the boundaries.

### **Tenure**

This is a Freehold property, with a separate title for the additional garden plot. Easements apply, please refer to the Title Deeds.

### **Location**

A garden fronted terrace of three houses, elevated and set back off the Halifax Road (A646) in Charlestown, approximately 1.5 miles from Hebden Bridge town centre and station. Ivy Bank enjoys a sunny southerly outlook with views of the wooded hillside beyond the canal.

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.  
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**Council Tax**  
Band C

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](mailto:enquiries@clairesheehan-estateagents.co.uk)



TOTAL FLOOR AREA: 1389 sq.ft. (129.0 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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