



A character Grade II Listed stone cottage, located within central Hebden Bridge, having the added advantage of an adjacent double garage and parking space. Some updating and improvements are required, yet this cosy cottage offers excellent development potential.

Enjoying a sunny southerly outlook, with a flagged forecourt and small elevated garden to the rear. Accommodation includes; living room with archway to the kitchen, 2 first floor bedrooms, bathroom and a large attic room/third bedroom. The adjacent garage/workshop is approx 37 sq meters with power and light laid on, There is also off road parking in front of the garage.



- **Character Stone Cottage**
- **Centrally Located**
- **Adjacent Large Double Garage**
- **Private Parking Space**
- **2 Bedrooms + Attic Room**
- **Gas Central Heating**
- **Excellent Potential**
- **Grade II Listed**

Accommodation:

All measurements are approximate

Location

An end stone cottage in a row of 6, located on Foster Lane. Positioned just outside of Hebden Bridge town centre the cottage is convenient for town centre amenities. The local station is within approximately 0.6 miles.

Forecourt

Stone flagged forecourt with gated access and sunny south westerly outlook.

Living/Dining Room

14' 11" x 14' 2" (4.54m x 4.31m)

A cosy living space with feature stone work and stone mullion windows. Open plan staircase to the first floor landing. Archway to the kitchen. Radiator.

Kitchen

6' 9" x 14' 2" (2.07m x 4.32m)

Medium oak style fitted kitchen units with work tops over and inset single drainer sink. Integrated electric eye level oven and gas hob. Wall mounted gas central heating boiler. Single glazed rear windows.

First Floor Landing

Single glazed side entrance door. Stairs to the attic room.

Bedroom 1

9' 10" x 10' 5" (3.00m x 3.18m) + recess

Stone mullion windows to the front elevation and pleasant views over Hebden Bridge. Radiator. Fitted wardrobes plus built-in storage cupboards..

Bedroom 2

7' 2" x 8' 9" (2.19m x 2.67m)

Stone mullion windows to the rear elevation. Radiator.

Bathroom

7' 1" x 5' 6" (2.17m x 1.68m)

Fitted with a three piece suite comprising; WC, pedestal wash hand basin and panelled bath with shower over. Part tiled surrounds. Radiator. Single glazed rear window.

Attic Room

14' 9" x 14' 8" (4.50m x 4.47m) reduced head height

A generous attic room, used as a bedroom and a home office - with some restricted head height into the eaves. Feature mullioned gable end window plus Velux skylight.

Rear Garden

Steps lead up the side of the cottage to a small garden, located behind the garage.

Double Garage

22' 10" x 17' 9" (6.95m x 5.41m)

Up and over garage door plus personal side door. Power and light laid on.

Tenure

This is a Freehold property. Easements apply, please refer to the Title Deeds.

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.

Claire Sheehan Estate Agents

**Suite 3, Hawkstone House, Valley Road,
Hebden Bridge, HX7 7BL.**

enquiries@clairesheehan-estateagents.co.uk

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.

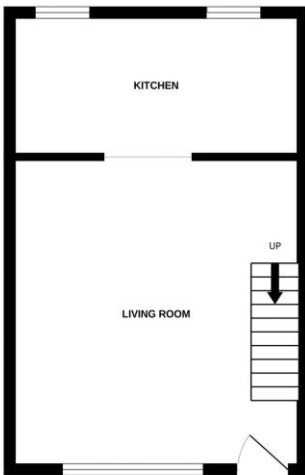
Claire Sheehan Estate Agents is a trading name of Moor Moves Limited, an independently owned and operated business. Reg No: 5990757 12 Market Street, Hebden Bridge, West Yorkshire HX7 6AD.

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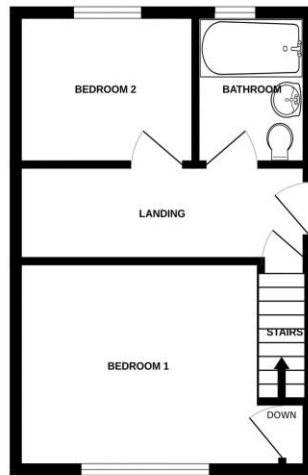
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14 Foster Lane, Hebden Bridge, West Yorkshire, HX7 8HF

GROUND FLOOR
313 sq.ft. (29.1 sq.m.) approx.



1ST FLOOR
313 sq.ft. (29.1 sq.m.) approx.



2ND FLOOR
264 sq.ft. (24.5 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 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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