



The Old Masonic Hall, in central Hebden Bridge, is undergoing an imaginative conversion to create 5 residential dwellings. All units are individual and Number Two is a ground floor one bedroom apartment, ideally suited to single occupants or couples. The property features a stone flagged front patio area and whilst there are a couple of steps to access, the developers are happy to make adjustments to assist with mobility and accessibility. This stylish dwelling features an open plan living/dining area and quality fitted kitchen with appliances. The double bedroom has large picture windows and there is a modern fitted shower plus a utility/store cupboard. Double glazing and a gas central heating system installed. Parking space available. Beautifully finished with quality carpets and light fittings.

- **Stylish Conversion**
- **One Double Bedroom**
- **Fitted Kitchen With Appliances**
- **Front Patio & Parking Space**
- **Ground Floor Apartment**
- **Beautiful Finish**
- **Contemporary Shower Room**
- **EPC EER (76) C**

**Accommodation:**

*All measurements are approximate*

**Location**

Enjoying a convenient location in Hebden Bridge town centre, towards the far end of Hangingroyd Lane. Town centre amenities are within level walking distance and the railway station is within approximately 0.5 miles.

**Front Patio**

Stone flagged patio area to the front which will have metal railings and stepped or ramped access.

**Open Plan Living**

*23' 0" x 10' 7" (7.0m x 3.23m)*

Double glazed wide entrance door. The living area is carpeted with feature ceiling light fitting. Oak internal doors. Radiator.

**Kitchen Area**

*8' 6" x 14' 11" (2.60m x 4.54m)*

The kitchen is fitted with a contemporary range of navy wall and base units having soft close cupboards and drawers with brushed gold effect inset sink, mixer tap and fittings. Marbled stone work tops, splash-back and drainer. Integrated appliances include; Samsung electric fan oven, Neff induction hob, Ciarra cooker hood, Hoover dishwasher and Kingfisher fridge/freezer. Double glazed window to the front elevation. Wood effect flooring. Recess spot lighting. Radiator.

**Utility Cupboard**

Housing the gas central heating boiler. Fitted worktop and plumbing for a washing machine.

**Shower Room**

A contemporary fitted suite comprises white WC and wash hand basin with vanity unit. Step-in shower enclosure with grey tray and glass screen, with a fixed rainfall shower and adjustable shower attachment. Marble effect panelling and attractive flooring. Vanity mirror with light. Extractor. Chrome towel rail/radiator. Recess spot lighting.

**Double Bedroom**

*8' 2" x 14' 11" (2.48m x 4.54m)*

Generous double bedroom with high ceiling and tall double glazed windows. Radiator. Pendant light fitting.

**Parking**

Parking to the cobbled side street.

**Tenure**

This new conversion will lead to 5 individual leasehold properties, with a management company set up and a 999/998 long lease. We await further details of ground rent, which will be nominal.

**Council Tax**

Band TBC

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**

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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.

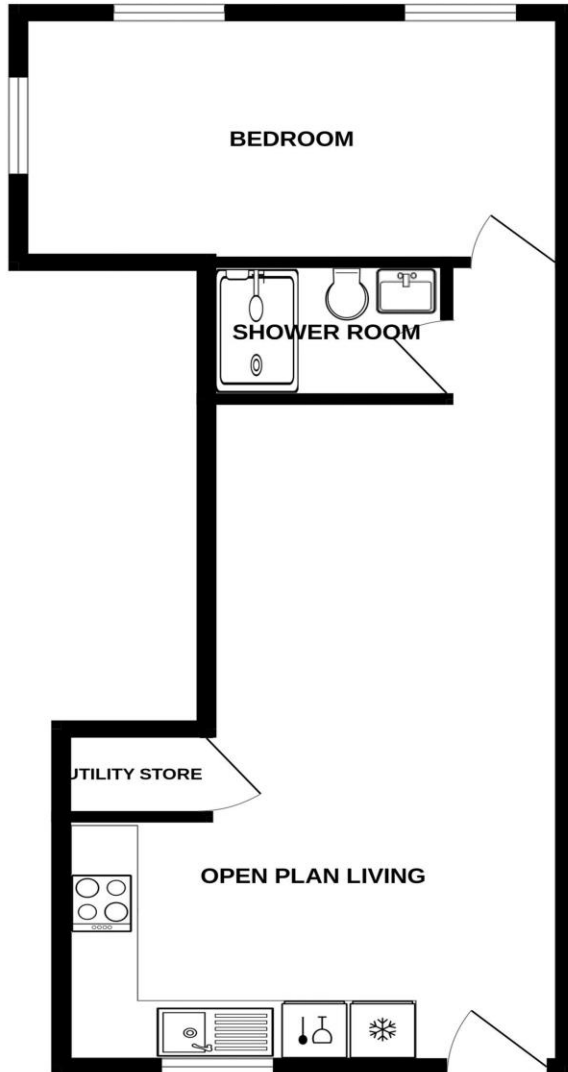
Claire Sheehan Estate Agents is a trading name of Moor Moves Limited, an independently owned and operated business. Reg No: 5990757 12 Market Street, Hebden Bridge, West Yorkshire HX7 6AD.

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## 2 Old Masonic Hall, Hangingroyd Lane, Hebden Bridge, HX7 7DH

GROUND FLOOR



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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