



A two bedroom DUPLEX APARTMENT with a large balcony, forming part of an imaginative conversion in central Hebden Bridge. The stylish accommodation includes; ground floor entrance, first floor landing with door to a fantastic open plan living/dining room with balcony access. Quality fitted kitchen with integrated appliances. To the second floor there are two bedrooms and a stylish shower room. Double glazing and gas central heating installed. Finished to a high specification with quality carpets and light fittings. Superb central location with allocated parking space. EPC EER (76) C.



- Duplex Apartment In Stylish Conversion
- Contemporary Open Plan Living
- Large Balcony With Views
- Allocated Parking Space
- 2 Double Bedrooms
- Fitted Kitchen With Appliances
- Modern Shower Room
- High Quality Finish

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.

Ground Floor Entrance

Double glazed side entrance door, located on the cobbled side street linking Hangingroyd Lane and Linden Place.

Entrance Hall

Radiator. Staircase to the first floor landing.

First Floor Landing

Staircase continues to the second floor landing. Recess spot lighting.

Open Plan Living

9' 9" x 15' 1" (2.97m x 4.60m) max dimensions

An L shaped living/dining area, carpeted with recess spot lighting and a feature central ceiling light fitting. Radiator. Double glazed window and door to the balcony.

Balcony

9' 8" x 9' 10" (2.95m x 3.00m)

A sizeable balcony/terrace with views of Hebden Bridge and the hillside above. Metal railings. Textured flooring.

Fitted Kitchen

8' 5" x 15' 1" (2.57m x 4.60m)

The kitchen is fitted with a stylish range of navy wall and base units, with soft close cupboards and brushed gold fittings, sockets and inset sink with mixer tap. Marbled stone worktops, drainer, upstands and cooker splash back. Integrated appliances include: Indesit washer/dryer, Hoover dishwasher, Kingfisher fridge/freezer, Samsung electric fan oven, Neff induction hob and Ciarra cooker hood. Wall cupboard housing the Ideal gas combination boiler. Recess spot lighting and feature ceiling light. Radiator. Double glazed windows to the rear elevation. Space for a breakfast table.

First Floor Landing

Double glazed Velux skylight. Oak internal doors including a space saving sliding door to the shower room.

Bedroom 1

13' 11" x 15' 1" (4.23m x 4.60m) Max dimensions

Twin double glazed Velux skylights. Radiator.

Bedroom 2

8' 7" x 11' 1" (2.61m x 3.38m) + recess

Double glazed Velux skylight. Radiator.

Shower Room

Fitted with a white WC and wash hand basin with vanity cupboard. Step in shower enclosure with grey tray and glass screen. Fixed rain fall shower head and adjustable shower attachment. Attractive flooring and marble effect panelled surrounds. Extractor. Vanity mirror with light. Chrome towel rail/radiator. Double glazed Velux skylight.

Parking

A parking space to the cobbled side street.

Tenure & Service Charges

This new conversion will lead to 5 individual leasehold properties, with a management company set up and a 999/998 long lease. There will be a peppercorn ground rent payable, details TBC. We are advised that management costs for apartment 1 will be based upon a 16.90% share of the total management and building's insurance costs, approximately £411.52 pa with an annual review.

Council Tax

Band TBC

Calderdale MBC Council Tax – 01422 288003.

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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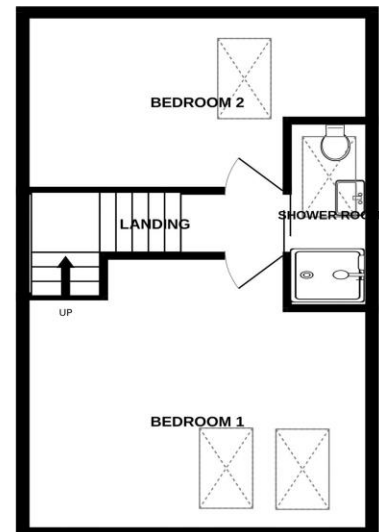
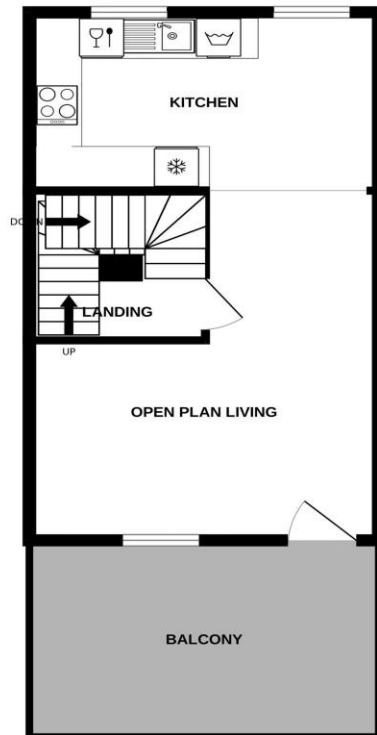
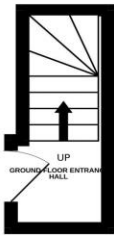
How To View This Property

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

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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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