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**Lees Road, Hebden Bridge,
West Yorkshire, HX7 8HB**

£395,000



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19 Lees Road, Hebden Bridge, West Yorkshire, HX7 8HB

Grade II Listed Stone End Terrace

3 Bedrooms & 2 Living Rooms

Gorgeous Bathroom & Shower Room

Many Character Features

Beautifully Presented Family Home

Stylish Fitted Kitchen

Delightful Gardens & Rear Views

Handy For Town Centre & Station

A beautifully presented and very much improved stone end terrace house, located within central Hebden Bridge commanding wonderful views to the rear and boasting a delightful rear garden. This Grade II Listed character property offers versatile family size accommodation, which spans four floors and briefly comprises; lower ground floor entrance hallway, store room, utility/shower room and a spacious sitting room with garden access. (This lower ground floor has potential for a self-contained apartment and the sitting room could serve as a fourth bedroom), Upper ground floor main entrance hallway, living/dining room, stylish fitted kitchen, first floor landing, master bedroom, spacious character bathroom, second floor landing/study space plus bedrooms 2 and 3. Gas central heating system installed. Viewing essential to appreciate the quality refurbishments within this wonderful home.

Accommodation:

All measurements are approximate

Location

Enjoying a slightly elevated setting on the hillside above Hebden Bridge town centre, Lees Road is conveniently placed for town centre amenities and is located within approximately 0.5 miles from the station.

Front Entrances

There are two separate entrances into the property, steps lead down from Lees Road to the lower ground floor side entrance door whilst a balcony bridge leads to the main front entrance door.

Front Entrance Hallway

Timber panelled front entrance door. Stone flagged floor. Stairs to the first floor landing. Radiator.

Living/Dining Room

14' 2" x 14' 0" (4.32m x 4.27m)

Stone flagged floor and exposed stone fireplace housing a multi-fuel stove. Stone mullion windows to the rear elevation with winter views. Ceiling beams. Radiator. Ceiling spot lights. Open staircase, with wooden balustrade, leading to the lower ground floor accommodation.

Fitted Kitchen

10' 0" x 9' 10" (3.06m x 3.00m) into recess

Refitted by the current owners with a range of wooden wall and base units having wood block work tops with a ceramic butlers style sink and drainer. Range style cooker, with chimney style cooker hood. Built-in fridge and freezer. Part tiled surrounds. Attractive flooring. Radiator. Ceiling beams and spot lights. Stone mullion windows to the front elevation.





Lower Ground Floor Hallway

Additional front entrance door. Wooden latch internal doors and laminate flooring. The lower ground floor accommodation is very versatile and offers potential to convert into a self-contained apartment or home office space.

Sitting Room

14' 2" x 14' 0" (4.32m x 4.27m)

Stone mullion windows to the rear elevation with window seat and garden views. Side entrance door leading to the gardens. Stone fireplace housing a multi-fuel stove. Wooden flooring. Radiator. Ceiling beams. Spot lights.

Store Room/Office

67' 3" x 4' 1" (20.5m x 1.25m)

Useful storage space with potential for a small office.

Utility/Shower Room

With modern fitted WC and wash hand basin plus a step in shower enclosure. Worktop counter and plumbing for a washing machine. Wall mounted gas central heating boiler. Radiator. Attractive flooring and part tiled surrounds.

First Floor Landing

Wooden latch internal doors. Stairs to the second floor bedrooms.

Master Bedroom

14' 4" x 14' 0" (4.36m x 4.27m)

A stunning master bedroom with stone mullion windows to the rear elevation and valley views. Stone fireplace. Spot lights and ceiling beams. Radiator.

Bathroom

9' 10" x 7' 2" (3.00m x 2.19m)

A large family bathroom re-fitted by the current owners with a character 4 piece white suite, comprising; roll top bath with claw feet and shower attachment, separate walk-in shower enclosure, WC and wash hand basin. Tiled flooring and surrounds plus exposed stonework. Radiator. Recess spot lighting. Built-in storage cupboard under the stairs. Stone mullion windows to the front elevation.

Second Floor Landing

A spacious landing area with room for a study recess. Ceiling beams. Stone mullion window to the front elevation plus additional single glazed window to the side elevation with views over Hebden Bridge town and valley.

Bedroom 2

12' 6" x 14' 2" (3.82m x 4.31m)

Stone mullion windows to the rear elevation, with valley views. Ceiling beams and spot lights. Radiator.

Bedroom 3

12' 4" x 6' 10" (3.77m x 2.08m)

Stone mullion windows to the front elevation. Ceiling beams and spot lights. Radiator. Built-in cupboard/wardrobe.

Gardens

Delightful garden to the rear comprising of different patio and seating area plus decking, with mature shrubs and bushes providing screening. The garden has a south-westerly aspect, catching most of the sunshine, with a wooden play house and garden shed. Gated access to a side footpath, located at the bottom of the garden, with a right of way for neighbours.

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.

Services

All mains services (water, gas and electricity) are connected. Heating is via a gas central heating boiler which was installed in 2019, together with the multi-fuel stoves. In 2019 the current owners also had rewiring work undertaken, plus a new consumer unit, radiators and pipework.

Tenure

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

Council Tax

Band C

Calderdale MBC Council Tax – 01422 288003.

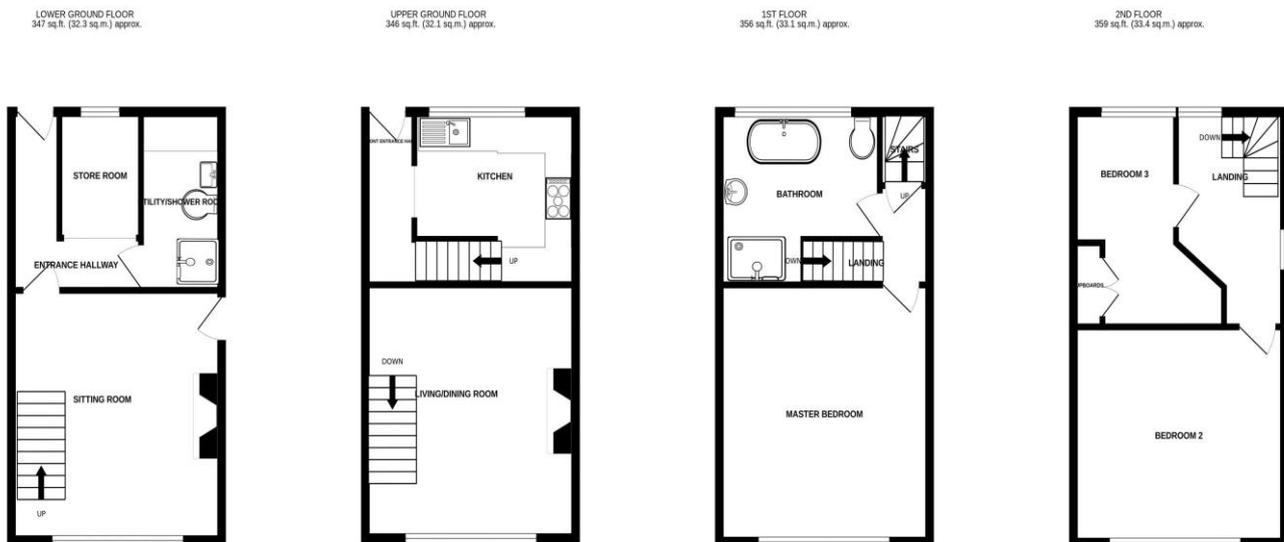
Directions

From Hebden Bridge town centre, take the Keighley Road, A6033 to Nutclough and then turn left at the lights into Foster Lane. Turn sharp right into Lees Road, which runs parallel to Keighley Road and number 19 is the first house on the left.

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



TOTAL FLOOR AREA: 1408 sq.ft. (130.8 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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