



A substantial stone terrace over-dwelling commanding wonderful southerly views to the rear over Hebden Bridge and the valley. Offering family size accommodation this property must be seen to be appreciated. Briefly comprising; entrance hallway, living/dining room with wonderful rear views, modern fitted breakfast kitchen, large basement room, first floor double bedroom and large 4 piece bathroom plus 2 attic rooms - both double bedrooms.

The house retains character features such as sash windows, some double glazed, and has a gas central heating system installed. Elevated setting above Hebden Bridge town centre, just 0.7 miles from the station. Viewing essential.

- **Substantial Terrace Over-dwelling**
- **3 Double Bedrooms**
- **Lounge/Dining Room**
- **Useful Basement**
- **Wonderful Southerly Rear Views**
- **Large Character Bathroom**
- **Modern Breakfast Kitchen**
- **EPC EER (55) D**

**Accommodation:**

*All measurements are approximate*

**Location**

Located just off the Keighley Road, on Lee Mill Road, Montrose Buildings is a row of stone terrace over-dwellings, commanding wonderful views to the rear. Elevated above the town centre, this location remains convenient for town centre amenities and is within approximately 0.75 miles from the station. There are pleasant walks in the vicinity including a walk to Hardcastle Crags, just over 1 mile.

**Entrance Hallway**

*14' 8" x 3' 3" (4.46m x 1.00m)*

Timber panelled front entrance door, with single glazed fanlight. Radiator. Attractive parquet flooring. Stairs to the first floor landing. Stripped panelled internal doors.

**Living/Dining Room**

*15' 1" x 13' 6" (4.59m x 4.11m)*

Commanding wonderful rear views over Hebden Bridge town centre and the valley. Double glazed sash window. Original style cupboards to the recess, with stripped wooden doors. Decorative fireplace. Radiator.

**Breakfast Kitchen**

*11' 11" x 9' 7" (3.64m x 2.92m)*

Fitted with a range of modern design wall and base units having coordinated work surfaces and an inset stainless steel single drainer sink with mixer tap. Integrated electric double oven with gas hob and cooker hood. Part tiled surrounds and tiled floor. Plumbed for a washing machine and dishwasher. Radiator. Wall mounted gas central heating boiler, installed 2018. Single glazed sash window to the front elevation. Door to the basement steps.

**Basement**

*14' 7" x 10' 3" (4.44m x 3.12m)*

Providing good storage space. Stone shelf. Single glazed sash window to the front elevation.

**First Floor Landing**

Door to the attic staircase.

**Bedroom 1**

*13' 1" x 12' 10" (3.98m x 3.92m)*

A large double bedroom, currently used as a home office. The room has character features including a period fireplace, stripped wooden floorboards and double glazed sash window to the rear elevation, with wonderful views. Radiator.

**Bathroom**

*11' 8" x 13' 3" (3.56m x 4.05m) max*

A large bathroom fitted with a four piece white suite comprising: WC, pedestal wash hand basin, shower enclosure with Mira shower and roll top bath with claw feet. Stained wooden floorboards. Decorative fireplace. Built in double cupboard. Radiator. Single glazed sash windows to the front elevation.

**Attic Bedroom 2**

*17' 9" x 13' 5" (5.40m x 4.10m) incl stairs*

The stairs open directly into this attic bedroom, which is large enough to partition off, if desired. Exposed ceiling beams and double glazed Velux window. Fitted bookcases and cupboards to the eaves. Radiator. Door to attic bedroom 3.

**Attic Bedroom 3**

*11' 7" x 13' 5" (3.54m x 4.10m)*

With reduced head height into the eaves. Exposed beams and double glazed Velux window. Radiator. Wooden floorboards and period style fireplace.

**Directions**

From Hebden Bridge town centre, take the Keighley Road, A6033 and proceed towards Pecket Well and Howarth. After approximately 0.75miles, there will be a left hand turning for Lee Mill Road, signed as a no through road. Turn here and Montrose Buildings are on the left hand side.

**Council Tax**

Band B

Calderdale MBC Council Tax – 01422 288003.

**Tenure**

We are advised that the tenure of this property is **Freehold**. Please note we have not had sight of the title deeds and would always recommend buyers make their own checks.

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.

**Claire Sheehan**

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# 9 Montrose Buildings, Hebden Bridge, Calderdale, HX7 8LW

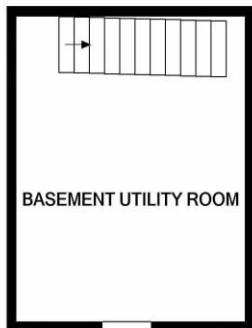
## How To View This Property

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

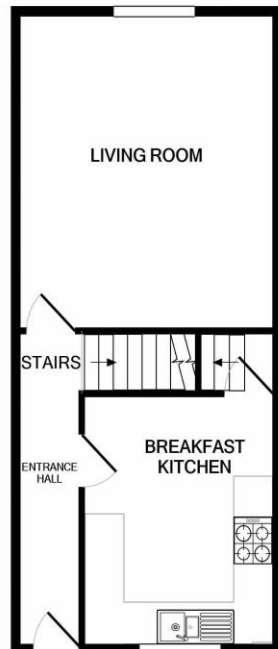
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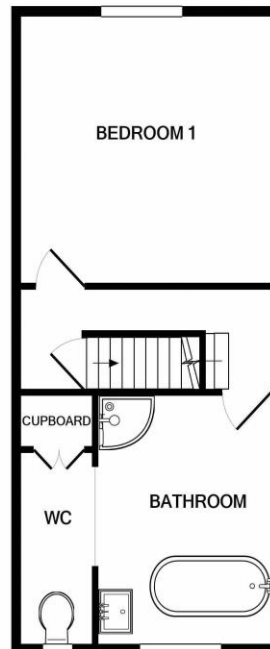
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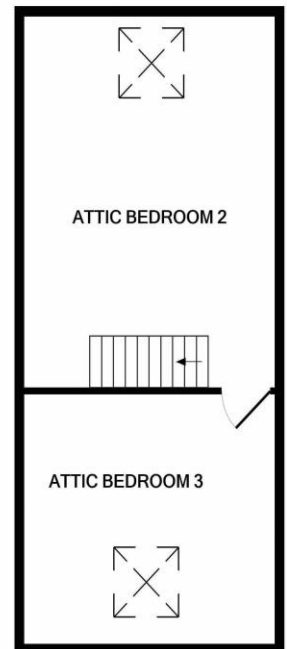
BASEMENT LEVEL  
APPROX. FLOOR  
AREA 179 SQ.FT.  
(16.6 SQ.M.)



GROUND FLOOR  
APPROX. FLOOR  
AREA 397 SQ.FT.  
(36.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 396 SQ.FT.  
(36.7 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 396 SQ.FT.  
(36.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1368 SQ.FT. (127.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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