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**Market Street, Hebden Bridge,
West Yorkshire, HX7 6AA**

£325,000



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20 Market Street, Hebden Bridge, West Yorkshire, HX7 6AA

Freehold Shop & Premises

2 Double Bedrooms

Breakfast Kitchen

Excellent Investment Potential

Spacious Duplex Apartment

Lounge/Dining Room

Approx 52 Sq M Retail Space

Prominent High Street Location

Enjoying a prominent High Street setting, within central Hebden Bridge, this Freehold mixed-use property comprises a ground floor retail premises of around 52 square meters and a self-contained duplex flat above. The flat offers spacious and well presented accommodation with 2 double bedrooms, a shower room, spacious living/dining room and fitted breakfast kitchen. This is an ideal investment opportunity or would make an ideal purchase for anyone looking to combine their business and residential accommodation. The residential flat has a gas central heating system installed and a combination of double glazed windows plus original sash windows with secondary glazing. The rooms feature high ceilings, with a stunning marble fireplace to the living room and a sunny southerly outlook to the front. Residential EPC (67) D Commercial TBC.

Accommodation:

All measurements are approximate

Location

Located in the heart of Hebden Bridge town centre, on Market Street.

Entrance Lobby

Feature metal gated entrance to a shared entrance lobby with personal doors leading to the self-contained shop premises and the residential flat above.

Shop Premises

The shop premises comprises 52.1 square meters of retail space, broken down to:

Ground Floor Zone A - 23.04 sq m.

Ground Floor Zone B - 17.6 sq m.

Ground floor internal storage 11.46 sq m.

The rear storage room has basic kitchen facilities and a WC. There is rear access to a shared rear pathway and small outside area. The retail space has attractive tiled flooring and ceiling spot lighting installed.

Rateable Value (April 2023 assessment) £7,800.00

Residential Apartment

A private entrance hallway gives access to a staircase leading to the first floor landing. The hallway has tiled flooring and retains the ceiling cornice, picture rail and decorative mouldings.

First Floor Landing

Double glazed rear window. Feature arched window to the front elevation, with secondary glazing. The original staircase is retained with wrought iron balustrade and wooden handrail. Radiator.





Bedroom 1

15' 7" x 13' 5" (4.76m x 4.09m)

Feature sash windows to the front elevation with secondary glazing. Ceiling cornice, picture rail and decorative rose. Laminate wood flooring. Radiator.

Bedroom 2

9' 9" x 9' 11" (2.98m x 3.03m) + recess

Double glazed rear window. Picture rail. Built-in cupboard. Radiator.

Shower Room

4' 11" x 11' 7" (1.50m x 3.53m)

Fitted with a walk-in shower enclosure, WC and wash hand basin. Radiator. Part tiled surrounds. Extractor.

Second Floor Landing

Double glazed rear window. Radiator.

Living/Dining Room

15' 7" x 17' 9" (4.76m x 5.40m)

A wonderful room, located at the top of the building with a sunny southerly outlook. Double glazed windows to the front elevation. Ornate marble fireplace with marble hearth and cast iron inlay. Radiator. Multi-paned door to the breakfast kitchen.

Breakfast Kitchen

14' 8" x 11' 6" (4.48m x 3.50m) into recess

The kitchen is a generous size and is fitted with a range of wall and base units, having coordinated work surfaces and an inset stainless steel single drainer one and a half bowl sink with mixer tap. There is plumbing for a washing machine. Built-in electric oven plus 5 ring gas hob. Wall mounted gas central heating boiler. Part tiled surrounds. Double glazed rear window.

Rear Yard

Small outside space to the rear, with high stone walled boundary.

Tenure

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

Council Tax

The residential flat is Band A

Calderdale MBC Council Tax – 01422 288003.

How To View This Property

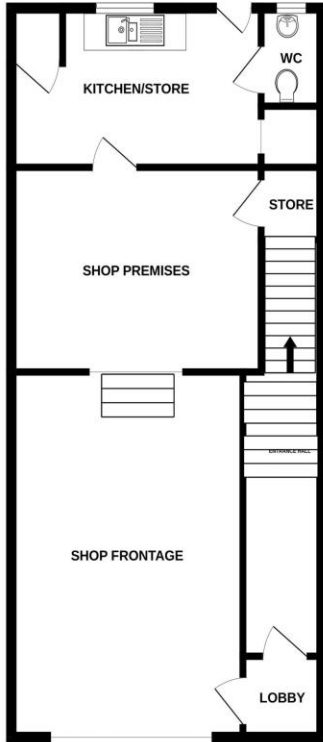
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

enquiries@clairesheehan-estateagents.co.uk

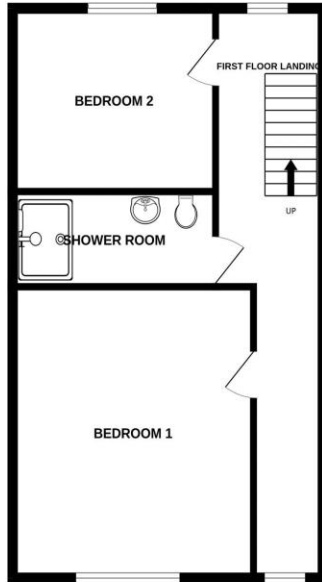
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Claire Sheehan Estate Agents is a trading name of Moor Moves Limited, an independently owned and operated business.
Reg No: 5990757 12 Market Street, Hebden Bridge, West Yorkshire HX7 6AD.

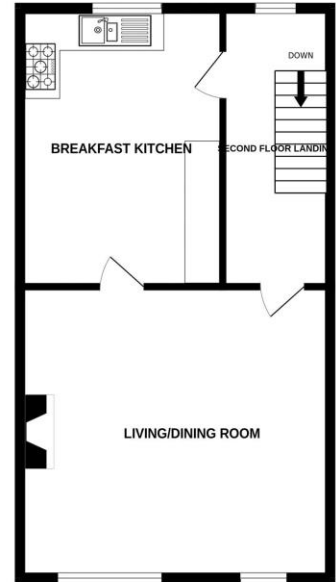
GROUND FLOOR
694 sq.ft. (64.4 sq.m.) approx.



1ST FLOOR
542 sq.ft. (50.4 sq.m.) approx.



2ND FLOOR
536 sq.ft. (49.8 sq.m.) approx.



TOTAL FLOOR AREA : 1771 sq.ft. (164.6 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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