



The Old Masonic Hall, Hangingroyd Lane, Hebden Bridge £450,000



3 The Old Masonic Hall, Hangingroyd Lane, Hebden Bridge, HX7 7DD

Mid Town House With Balcony

2 En Suite Shower Rooms

Stylish Fitted Dining Kitchen

New Conversion - High Quality Finish

4 Double Bedrooms

Additional Jack & Jill Bathroom

Separate Utility Room

2 Allocated Parking Spaces

A brand new mid Town House forming part of The Old Masonic Hall conversion in central Hebden Bridge. This substantial family size property must be seen to be appreciated, as the 4 bedroom accommodation spans 3 floors and includes a first floor balcony. Briefly comprising; useful ground floor cloaks/WC & boiler room, living room, stylish fitted dining kitchen with brand new appliances, separate utility room, first floor master bedroom with en-suite, and balcony, 2nd double bedroom again with an en-suite, 2 further double bedrooms to the second floor with a Jack & Jill bathroom. Double glazing and gas central heating installed. Finished to a very high specification with quality carpets and light fittings. Superb central location with easy access to all town centre amenities and private parking for 2 vehicles. **EPC EER (80) 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.

Ground Floor Entrances

Double glazed wide front entrance door plus additional double glazed rear entrance door off Linden Place.

Reception Area

8' 2" x 11' 0" (2.48m x 3.35m)

A double glazed front entrance door opens into a reception area, which has open plan access to the lounge. This versatile space could be an extension of the living area or could serve as a study space. Radiator. Recess spot lighting. Oak internal doors lead to the Cloaks/WC and store/boiler room.

Cloaks/WC

Fitted with a modern white WC and wash hand basin with vanity cupboard. Mirrored wall cupboard and feature splashback panel.

Boiler Room

Housing a wall mounted gas central heating boiler with sophisticated smart controls.

Living Room

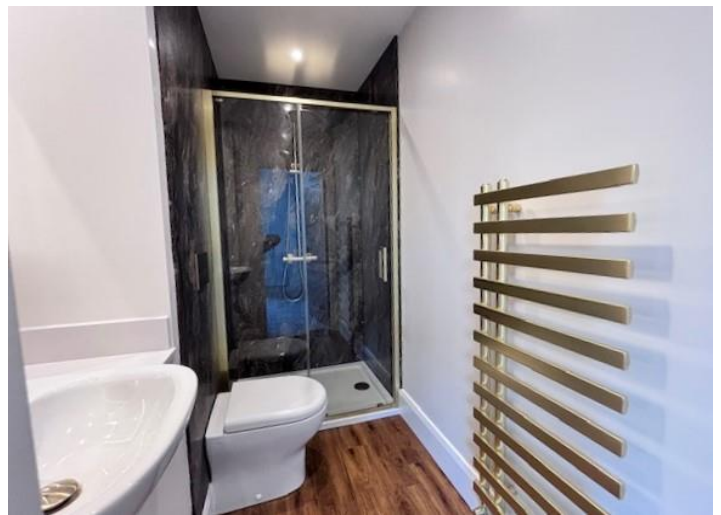
9' 11" x 15' 2" (3.02m x 4.63m)

Feature ceiling light fitting plus picture rail lighting and recess spots. Radiator. Glazed oak door to the inner hallway.

Inner Lobby

Staircase to the first floor landing.





Dining Kitchen

10' 2" x 15' 0" (3.10m x 4.57m)

Fitted with a stylish range of wall and base cupboards having contrast granite work tops and an inset double bowl sink with mixer tap. Integrated appliances include; Neff electric oven, induction hob and cooker hood, Electra fridge and freezer plus a Hotpoint dishwasher. Recess spot lighting and under unit lighting. Attractive Karndean flooring. Radiator. Double glazed rear window and rear entrance door.

Utility Room

Fitted wall cupboards and a base cupboard with stone work top. Karndean flooring.

First Floor Landing

Useful built in cupboards to the half landing.

Master Bedroom

9' 7" x 15' 1" (2.91m x 4.60m)

Wide double glazed door opening onto the balcony. Radiator.

Master En Suite

Fitted with a contemporary white suite including a recessed wash hand basin, WC and step in shower enclosure, with fixed rainfall shower and adjustable shower head. Feature gold radiator/towel rail. Extractor. Mirrored wall cupboard with light. Attractive flooring. Splashback panelling.

Balcony

The balcony has metal railings and feature cushioned flooring. It is a wonderful spot to watch the world go by!

Bedroom 2

10' 2" x 11' 1" (3.09m x 3.38m)

Double glazed rear window. Useful built-in storage cupboard, with storage beneath the stairs. Radiator.

Second En Suite

A second stylish en-suite shower room, with WC wash hand basin in a vanity unit and step in shower enclosure. Attractive splashback panelling and matching flooring. Extractor. Illuminated mirrored wall cupboard. Heated towel rail/radiator.

Second Floor Landing

Feature ceiling light. Oak internal doors.

Bedroom 3

9' 5" x 15' 1" (2.88m x 4.60m)

Twin double glazed skylights. Radiator. Oak door to an adjoining Jack & Jill style bathroom.

Bedroom 4

Twin double glazed skylights. Radiator. Oak internal door to the adjoining Jack & Jill bathroom.

Jack & Jill Bathroom

Fitted with a stylish three piece white suite comprising; WC, wash hand basin with vanity cupboard and panelled bath with shower over. Attractive splashback panelling. Recess spot lighting. Chrome heated towel rail/radiator. Extractor. Illuminated wall mirror.

Parking

Two parking spaces are allocated to the cobbled street at the rear, Linden Place.

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.
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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 Number 3 will be based upon a 30.10% share of the total management and building's insurance costs, approximately £732.94 pa with an annual review.

Council Tax

Band TBC

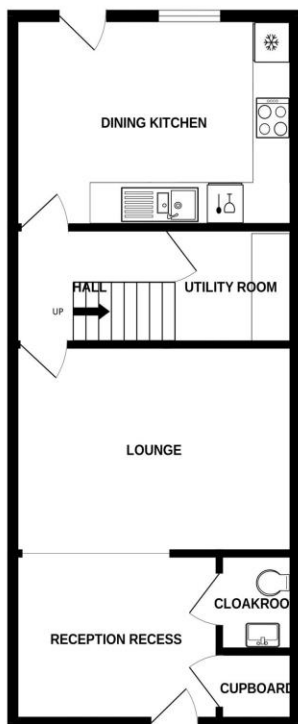
Calderdale MBC Council Tax – 01422 288003.

How To View This Property

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

enquiries@clairesheehan-estateagents.co.uk

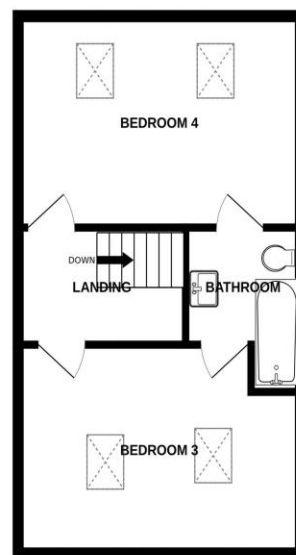
GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



2ND FLOOR
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA: 1294 sq.ft. (120.3 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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