



Located on the outskirts of Hebden Bridge town centre, close to countryside, this 3 bedroom mid terrace house offers excellent family sized accommodation. Improved and well presented with double glazing and a gas central heating system installed.

Comprising; lounge with multi-fuel stove, fitted dining kitchen with several built-in appliances, conservatory with French windows to the rear gardens and electric under floor heating, 2 double bedrooms to the first floor plus a single bedroom with fitted cabin bed and a very stylish modern bathroom. Front and rear gardens. No Chain.

- 3 Bedroom Family Home
- Fitted Dining Kitchen
- Stylish Modern Bathroom
- No Chain
- Double Glazed Conservatory
- Lounge With Multi-fuel Stove
- Large Rear Garden
- EPC EER (68) D

Accommodation:

All measurements are approximate

Location

Located on the hillside above Hebden Bridge town centre, close to countryside yet within approximately one mile of the local station and town centre facilities.

Lounge

13' 1" x 18' 11" (3.98m x 5.76m)

Upvc front entrance door and double glazed window. Multi-fuel stove. Attractive wood laminate flooring. Stairs to the first floor landing with under stairs storage. Shelved recess. Radiator.

Dining Kitchen

9' 0" x 18' 11" (2.75m x 5.76m)

The kitchen area is fitted with a range of modern design wall and base units, with contrast work surfaces, matching splashbacks and an inset stainless steel single drainer sink. Built-in appliances include a fridge freezer, dish washer, washing machine, electric double oven, gas hob and cooker hood. Double glazed rear window. Part tiled surrounds and tiled flooring. Under-stairs cupboard located in the breakfast area which has open access to a conservatory/dining room and a contemporary style vertical radiator.

Conservatory

9' 10" x 10' 2" (3.0m x 3.10m)

Double glazed with French windows opening into the rear garden. Contemporary style vertical radiator. Continuation of the tiled flooring with electric under floor heating.

First Floor Landing

Bedroom 1

12' 8" x 10' 8" (3.86m x 3.25m) + door recess

Double glazed window to the front elevation. Laminate wood flooring. Radiator. Access via a retractable ladder to a partially boarded loft space.

Bedroom 2

9' 5" x 14' 0" (2.87m x 4.26m) + door recess

A second double bedroom, having two double glazed windows to the rear elevation and enjoying distant views. Radiator.

Bedroom 3

7' 10" x 7' 11" (2.40m x 2.41m)

Single bedroom with fitted cabin bed. Radiator. Double glazed window to the front elevation.

Bathroom

6' 0" x 8' 1" (1.83m x 2.46m)

A stylish modern bathroom fitted with a three piece white suite comprising; panelled bath with shower over and screen, WC and wash hand basin set within a vanity unit. matching fitted wall cupboards and splash-back. Radiator. Double glazed rear windows.

Front Garden

Enclosed garden to the front with gated access.

Rear Garden

Generous rear garden with patio area. Access to a shared side passage.

Directions

From Hebden Bridge town centre, take the Birchcliffe Road, which is just off Commercial Street. Head up the hill and follow this road round to the right. Proceed for almost a mile and then take a left hand turn into manor Drive. Number 7 is situated on the left hand side.

Tenure

This is a Freehold property. Restrictive covenants and easements apply, please refer to the Title Deeds.

Council Tax

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.

Claire Sheehan Estate Agents

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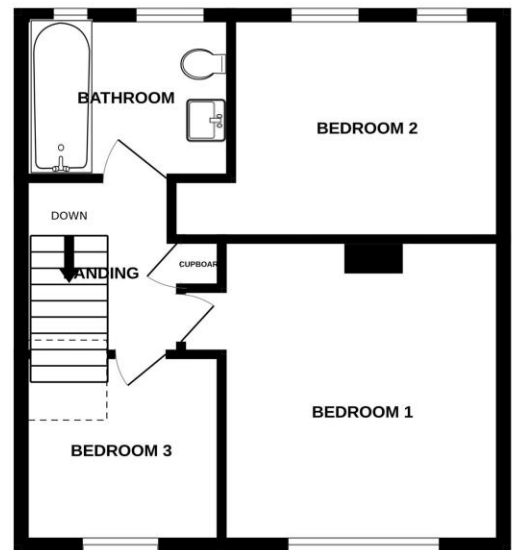
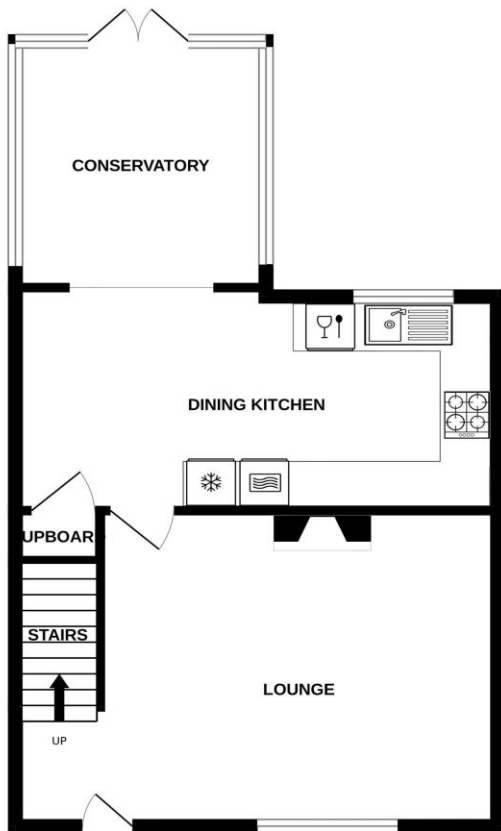
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GROUND FLOOR



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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