



Enjoying a slightly elevated setting, with lovely winter views, this 1930's semi-detached house offers spacious two-bedroom accommodation. Comprising; entrance hallway, lounge with bay window, separate dining room with French windows to the garden, kitchen and a utility room. There are two first floor double bedrooms and a spacious four-piece bathroom. Located in Charlestown, close to the Pennine Way and approximately 1.75 miles from Hebden Bridge town centre and within 3 miles from Todmorden centre. Double glazing and gas central heating system installed. A well presented home with character features, viewing strongly recommended. EPC EER (69) C



- **Mature Semi-Detached House**
- **Separate Lounge & Dining Room**
- **2 Double Bedrooms**
- **Double Glazed & Central Heating**
- **Delightful Garden Terraced Into Hillside**
- **Kitchen & Utility Room**
- **Spacious 4 Piece Bathroom**
- **Located Close To The Pennine Way**

Accommodation:

All measurements are approximate

Location

Located on the outskirts of Hebden Bridge, approximately 1.75 miles from the local station, this is a pleasant semi-rural setting. The house enjoys a slightly elevated setting and is opposite the railway line, with winter views beyond the trees to the wooded hillsides and a sunny south easterly outlook. The Pennine Way footpath is located at the end of Underbank Avenue whilst bus stops are a short distance away on the main A646, Todmorden to Hebden Bridge road.

Entrance Hallway

Steps lead up to the double glazed front entrance door. A with laminate wood flooring, Radiator. Stairs to the first floor landing. Door to the dining room and folding door to the utility room.

Dining Room

10' 2" x 12' 8" (3.09m x 3.85m) into recess

Double glazed French windows to the rear elevation with garden access and views. Attractive wood flooring. Radiator with wooden screen. Recess spot lights. Open access to the lounge and double swing doors to the kitchen.

Lounge

15' 1" x 11' 2" (4.59m x 3.40m) + bay window, max into chimney recess

A spacious lounge with double glazed picture window to the front elevation. Attractive fireplace housing a living flame effect gas fire. Wall light points and recess spot lighting. Wood laminate flooring. Radiator.

Kitchen

10' 8" x 6' 4" (3.26m x 1.94m)

A galley style kitchen with double glazed side window and pleasant outlook over gardens. Fitted base units with wooden work tops and ceramic sink with mixer tap. Part tiled surrounds. Free standing dressers add character to the kitchen with fitted shelving above. Fitted canopy cooker hood and integral fridge.

Utility Room

6' 0" x 6' 1" (1.82m x 1.86m)

Originally a ground floor bath, which has been conveniently relocated to the first floor so this serves as a useful store and utility area. Plumbed for a washing machine. Wall mounted gas central heating boiler. Double glazed rear window.

First Floor Landing

Double glazed rear window with garden views. Built in storage cupboard. Original wooden panelled doors.

Bedroom 1

11' 0" x 12' 3" (3.36m x 3.74m)

Double glazed window to the front elevation with far reaching winter views. Radiator.

Bedroom 2

9' 11" x 12' 10" (3.03m x 3.91m)

A second generous double bedroom, with double glazed rear window and wonderful garden views. Radiator.

Bathroom

11' 1" x 6' 6" (3.38m x 1.97m)

A spacious first floor bathroom fitted with a four piece white suite comprising; panelled bath, separate shower enclosure, WC and wash hand basin. Part tiled surrounds. Recess spot lighting. Extractor. Radiator. Double glazed window to the front elevation.

Rear Yard

An enclosed pebbled yard to the rear with feature dry stone walling. Cold water tap. Gated access to the garden steps and side passageway.

Rear Garden

The large rear garden is terraced into the hillside with a wooded area to the top of the garden which borders fields. There are wonderful views from the garden which offers both shade amongst the trees and a sunny outlook. Please note the access steps are shared with neighbours at Number 6, which lead to the first garden tier.

Front Garden

Established garden to the front and a paved side passage giving rear access.

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

www.claresheehan-estateagents.co.uk

7 Underbank Avenue, Charlestown, Hebden Bridge, HX7 6PP

Directions

From Hebden Bridge town centre, take the A646 heading towards Todmorden. Proceed for approximately 1.7 miles into Charlestown. Turn right after the play park and Murts garage. Underbank Avenue is first right under the railway bridge. Proceed to wards the far end and Number 7 is located on the left hand side.

Tenure

This is a Freehold property. Easements and restrictive covenants apply. Please refer to the Title deeds.

Council Tax

Band C

Calderdale MBC Council Tax – 01422 288003.

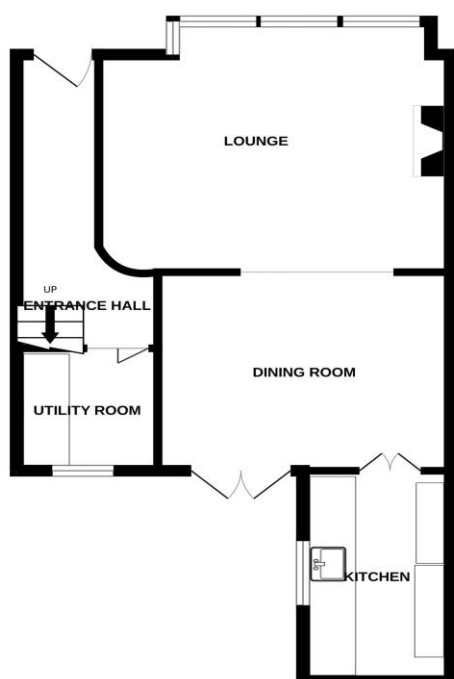
How To View This Property

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

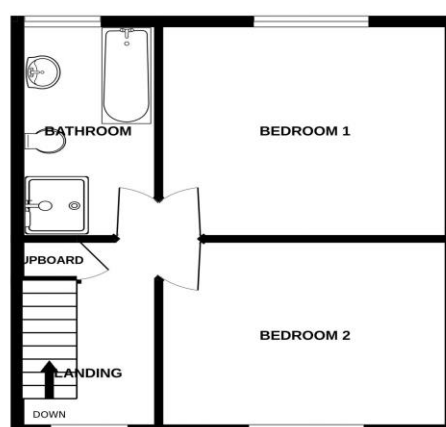
Claire Sheehan Estate Agents

enquiries@clairesheehan-estateagents.co.uk

GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.



1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 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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