



Enjoying a sunny southerly outlook in central Hebden Bridge, this back to back mid terrace house is offered with No Chain and enjoys with easy level access to all town centre facilities and the station.

In need of some updating and improvement, which has been reflected in the asking price, the property offers excellent potential. Comprising; entrance hall, living room, kitchen, useful cellar, first floor bedroom and shower room, a second floor bathroom and double bedroom currently split into two separate rooms but easy to revert back. A gas central heating system is installed and double glazing.



- **Excellent Potential**
- **2 (Possibly 3) Bedrooms**
- **Living Room, Kitchen & Cellar**
- **No Chain**
- **Some Updating Required**
- **Bathroom & Shower Room**
- **Town Centre Location**
- **EPC EER (64) D**

Accommodation:

All measurements are approximate

Location

Located on the outskirts of Hebden Bridge town centre and within approximately 0.75 miles of the local station, this is a very convenient setting with a level walk to town centre shops, cafes and bars. Victoria Road also enjoys a sunny southerly outlook.

Entrance Hall

Upvc double glazed front entrance door. Radiator. Stairs to the first floor landing.

Living Room

13' 3" x 13' 0" (4.05m x 3.95m) max

Double glazed window to the front elevation. Radiator. Decorative fireplace with gas fire. Door to the cellar steps. Double multi-paned glazed doors to the kitchen.

Kitchen

13' 0" x 7' 5" (3.96m x 2.27m) into recess

Fitted wall and base units with an inset one and a half bowl single drainer sink and an integrated electric oven and gas hob. Part tiled surrounds. Exposed brickwork to the chimney breast. Wood panelled ceiling. Radiator. Plumbed for a washing machine. Double glazed rear window to a lightwell. Quarry tiled flooring.

First Floor Landing

Staircase to the second floor.

Bedroom 1

13' 5" x 10' 3" (4.10m x 3.12m) max

Double glazed window to the front with sunny outlook. Fitted bedroom furniture with a wall mounted gas central heating boiler to one cupboard. Radiator.

Shower Room

Compact shower room housing a WC, wash hand basin and shower enclosure with electric shower. Part tiled and part wood panelled surrounds. Double glazed window. Radiator.

Second Floor Landing

Bathroom

4' 6" x 8' 0" (1.38m x 2.45m)

Fitted with a corner bath, WC and pedestal wash hand basin. Part tiled surrounds.

Bedroom/Study

8' 7" x 7' 8" (2.62m x 2.33m) incl bulkhead

The former double bedroom, at the front of the house, has been divided into two separate rooms. This gives a single bedroom plus an occasional bedroom or useful study area. The dividing wall could easily be removed to reinstate one double bedroom. Radiator. Double glazed window with sunny southerly outlook. Door to adjoining bedroom.

Bedroom 2

8' 7" x 7' 8" (2.62m x 2.33m) max

Double glazed window to the front elevation, with sunny southerly outlook. Radiator.

Tenure

This is a Freehold property, with restrictive covenants. 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

Suite 3, Hawkstone House, Valley Road,
Hebden Bridge, HX7 7BL.

enquiries@clairesheehan-estateagents.co.uk

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.

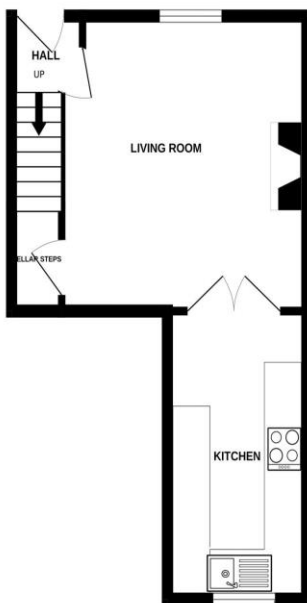
Claire Sheehan Estate Agents is a trading name of Moor Moves Limited, an independently owned and operated business. Reg No: 5990757 12 Market Street, Hebden Bridge, West Yorkshire HX7 6AD.

Claire Sheehan

www.claresheehan-estateagents.co.uk

20 Victoria Road, Hebden Bridge, West Yorkshire, HX7 8JX

GROUND FLOOR
300 sq.ft. (27.9 sq.m.) approx.



1ST FLOOR
210 sq.ft. (19.5 sq.m.) approx.



2ND FLOOR
205 sq.ft. (19.0 sq.m.) approx.



TOTAL FLOOR AREA: 715 sq.ft. (66.4 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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