

# Claire Sheehan

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**Longstaff Court, Hebden Bridge,  
West Yorkshire, HX7 6AB**

**£300,000**



Claire Sheehan Estate Agents  
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## 6 Longstaff Court, Hebden Bridge, West Yorkshire, HX7 6AB

### Modern Town House With Parking

### 3 Double Bedrooms

### Stylish Open Plan Living

### Ground Floor WC

### Walled Patio Garden

### Master En-Suite Shower Room

### Fitted Kitchen With Appliances

### EPC EER (74) C

A modern town house, with private parking and a small enclosed garden, forming part of a small development located approximately 0.5 miles from the centre of Hebden Bridge. This delightful property offers spacious three bedroom family size accommodation including a large master suite to the top floor, which is currently used as a home office. Double glazing and gas central heating system installed. Comprising; entrance hallway, feature open plan living with a defined lounge, dining area and fitted kitchen. Ground floor WC. First floor bathroom and 2 double bedrooms, with a dressing room/study accessed from the front bedroom. The top floor suite comprises a spacious double bedroom with en-suite shower room. The small walled garden is fully enclosed to the rear with stone flags and a wooded valley outlook. EPC EER (74) C

#### Accommodation:

*All measurements are approximate*

#### Location

Located just outside of Hebden Bridge town centre, within walking distance of town centre amenities and approximately 0.9 miles from the station. There is a pleasant canal side walk into town and the property is convenient for the local buses. This is a small cul-de-sac of modern homes, each with private parking and number 6 is a mid town house within a block of 4, enjoying a sunny southerly outlook.

#### Entrance Hallway

Wooden front entrance door with double glazed inserts. Radiator. Stairs to the first floor landing and glazed door through to the lounge.

#### Lounge

13' 11" x 14' 11" (4.24m x 4.54m) max into recess  
The lounge is open plan to the dining kitchen. Double glazed windows to the front elevation. Radiator. Decorative fireplace housing a living flame effect gas fire.

#### Cloaks & WC

Very useful ground floor WC with corner wash hand basin. Wall mounted gas central heating boiler, with Hive controls. Practical tiled flooring.

#### Dining Kitchen

11' 11" x 14' 11" (3.63m x 4.54m) max into recess

The kitchen area has tiled flooring and is fitted with a range of gloss fronted wall and base units, having contrast work surfaces and an inset stainless steel single drainer sink. Integrated appliances include; an electric double oven with eye level grill, electric hob with chimney style cooker hood, fridge freezer and dishwasher. Plumbing for a washing machine. Part tiled surrounds. Ceiling spot lights. Double glazed rear window. Timber panelled rear entrance door with double glazed inserts.







### First Floor Landing

Staircase to the second floor master suite. Radiator.

### Bedroom 2

12' 1" x 8' 6" (3.69m x 2.58m)

Double glazed window to the front elevation. Radiator. Built-in twin double wardrobes. Door to the adjoining box room.

### Dressing Room/Study

5' 1" x 6' 2" (1.55m x 1.88m)

A small box room, currently used for just storage, this would make an ideal dressing room, study or nursery. Small double glazed window to the front elevation. Radiator.

### Bedroom 3

12' 0" x 8' 6" (3.65m x 2.58m)

Another double bedroom with double glazed rear windows and distant wooded valley views. Radiator.

### Bathroom

7' 1" x 6' 0" (2.17m x 1.84m)

Fitted with a three piece white suite comprising; panelled bath with electric shower over, WC and wash hand basin with vanity unit and matching wall mirror. Chrome heated towel rail. Extractor. Ceiling spot lights. Double glazed rear window.

### Second Floor Landing

### Master Bedroom Suite

26' 4" x 14' 11" (8.03m x 4.54m) max dimensions

A wonderful master suite, very spacious with scope to divide if an additional bedroom was required. Feature double glazed low windows to the front and rear elevations plus double glazed Velux skylight. Exposed ceiling beams add character to this room. Radiator x2. Door to the en-suite.

### En-Suite Shower Room

9' 10" x 5' 11" (3.00m x 1.80m)

Fitted with a three piece white suite comprising; corner shower enclosure, WC and wash hand basin with vanity unit including matching wall mirror. Exposed ceiling beam. Tiled flooring. Chrome heated towel rail. Double glazed Velux window to the rear elevation.

### Rear Garden

There is an enclosed patio garden to the rear with stone walled rear boundary and stone flags. The garden enjoys views of the wooded hillside. Garden shed for storage.

### Driveway

The block paved driveway to the front provides private parking for up to 2 cars or additional outside seating.

### Tenure

This is a freehold property. Restrictive covenants and easements do apply so please refer to the Title Deeds.

### Council Tax

Band C

Calderdale MBC Council Tax – 01422 288003.

### How To View This Property

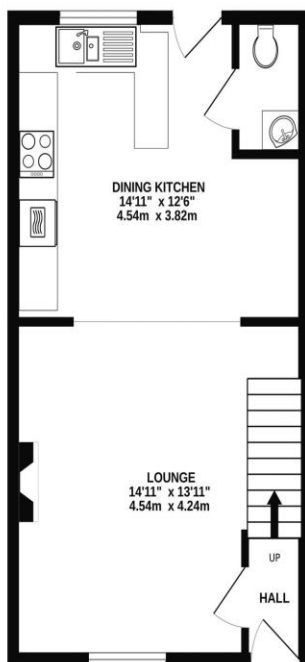
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

[enquiries@clairesheehan-estateagents.co.uk](mailto:enquiries@clairesheehan-estateagents.co.uk)

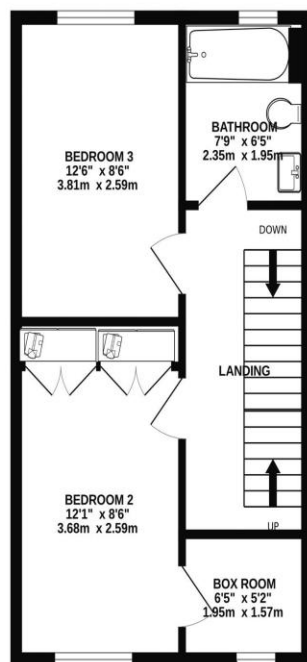
Important: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us. You are advised to check the availability of this property before travelling any distance to view.

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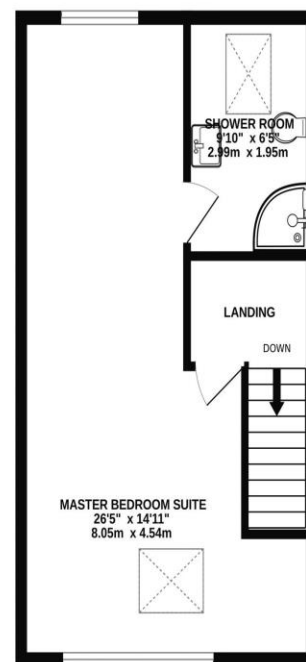
GROUND FLOOR  
390 sq.ft. (36.2 sq.m.) approx.



FIRST FLOOR  
392 sq.ft. (36.4 sq.m.) approx.



SECOND FLOOR  
393 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 1175 sq.ft. (109.1 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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