

# Claire Sheehan

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**Wood End, Hebden Bridge,  
West Yorkshire, HX7 8HJ**

**£400,000**



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## 56 Wood End, Hebden Bridge, West Yorkshire, HX7 8HJ

**Grade II Listed Character Home**

**3 Bedrooms including the Attic**

**Character Sitting Room With Stove**

**Gas Central Heating System**

**Refurbished & Beautifully Presented**

**Stunning Dining Kitchen With Balcony**

**Large Rear Garden With  
Summerhouse**

**Wonderful Valley Views**

A beautifully presented and very much improved stone terrace cottage, commanding wonderful valley views to the rear and boasting a large rear garden complete with summer house. Gardens such as this are few and far between in central Hebden Bridge and this Grade II Listed character cottage offers very stylish accommodation spanning four floors. Briefly comprising: entrance vestibule, reception room (possible study area), sitting room with feature fireplace and stove, lower ground floor stunning dining kitchen, with access to a balcony and steps down to the gardens. To the first floor are 2 bedrooms and a stylish modern bathroom and there is also an attic room/bedroom. Gas central heating system and double glazing installed. Internal viewing essential as the kerbside appearance is so very deceptive.

### **Accommodation:**

*All measurements are approximate*

### **Location**

Wood End is conveniently situated approximately 0.6 miles from the station, just outside of the town centre. The cottage is located off the Keighley Road, to an elevated setting above the town, and has wonderful views to the rear.

### **Entrance Vestibule**

Wooden front entrance door. Glazed door to the reception room.

### **Reception Room**

*9' 7" x 13' 10" (2.91m x 4.22m) max*

Double glazed window to the front elevation. Radiator. Part wood panelled surrounds. Stairs to the lower ground floor and first floor landing with a useful under stairs storage cupboard. Ceiling beams.

### **Sitting Room**

*13' 9" x 13' 5" (4.20m x 4.08m)*

Stone mullion double glazed windows to the rear elevations with wonderful views. Feature stone fireplace housing a multi-fuel stove. Beamed ceiling. Radiator.

### **Lower Ground Floor Dining Kitchen**

*24' 11" x 13' 9" (7.60m x 4.20m)*

A stunning space with a stone fireplace housing a gas stove. Laminate wood flooring and recess spot lighting. Stone mullion double glazed windows to the front and rear elevations. The kitchen is fitted with a stylish range of wall and base units including a central island, with drawers and cupboards beneath. Inset stainless steel one and a half bowl sink and drainer with mixer spray tap. Integrated dish washer. Range type cooker. Stable type rear door leading to the rear balcony. Cupboard housing the gas central heating boiler, replaced in 2022.





### Dining Area

The dining area has a wooden rear entrance door leading to a utility store area and the basement steps. There is an exposed stone wall and recess ceiling spotlights.

### Rear Balcony

With stunning valley views to the rear and a sunny outlook. A shared spiral staircase gives access down to the garden level.

### First Floor Landing

Wooden latch internal doors. Staircase to the attic.

### Master Bedroom

*14' 8" x 14' 0" (4.46m x 4.26m)*

A large master bedroom with stone mullion double glazed windows to the rear elevation and wonderful valley views. Ceiling beams. Radiator.

### Bedroom 2

*6' 10" x 9' 3" (2.08m x 2.82m) max*

Stone mullion double glazed windows to the front elevation with views to Nutclough woods. Radiator.

### Bathroom

Fitted with a contemporary style three piece white suite comprising; wash hand basin in vanity unit, WC and panelled bath with shower over and screen. Extractor. Part tiled surrounds. Recess spot lighting. Double glazed window to the front elevation.

### Attic Bedroom

*12' 0" x 13' 5" (3.65m x 4.09m) max incl stairs*

Reduced head height and exposed ceiling beams. Double glazed Velux window. Excellent storage to the eaves. Radiator. Exposed stone feature wall.



### Rear Garden

A delightful garden to the rear with a sunny southerly outlook. The garden is separate to the house, with a separate Title deed, and is accessed via a shared metal staircase. There are several levels, including paved patio areas and grassed areas with well stocked flower beds and terraces. Useful storage area under the balcony.

### Summerhouse

A large wooden summer house with wood burning stove and double glazed windows. This delightful garden room could also serve as a home office or studio. Power supply connected.

### Tenure

This is a Freehold property with separate Titles for the house and gardens. Easements apply, please refer to the Title Deeds.

### Directions

From Hebden Bridge town centre take the Keighley Road, A6033, and proceed up the hill and through the lights at Nutclough. Number 56 is situated on the left hand side towards the end of the next stone terrace row.

### Council Tax

Band B

Calderdale MBC Council Tax – 01422 288003.

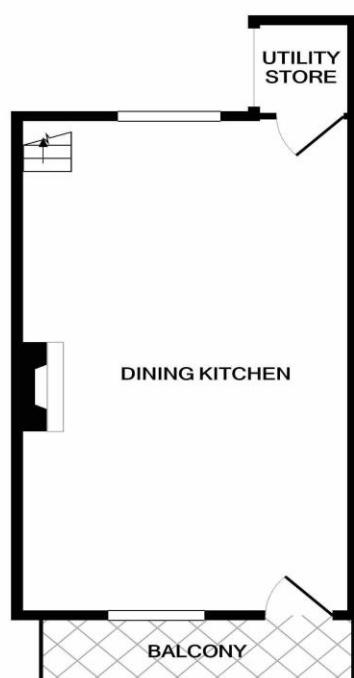
Important: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular 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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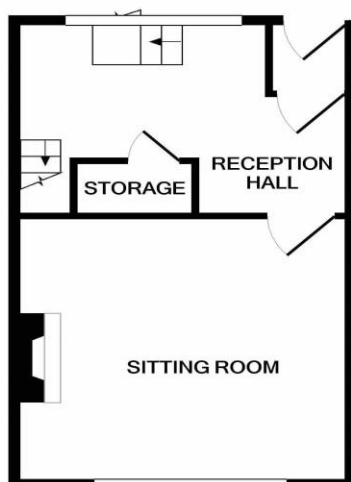
## How To View This Property

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

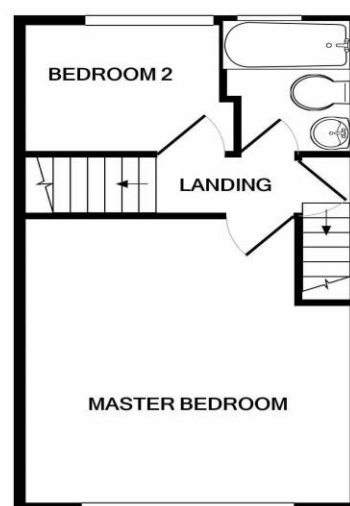
[enquiries@clairesheehan-estateagents.co.uk](mailto:enquiries@clairesheehan-estateagents.co.uk)



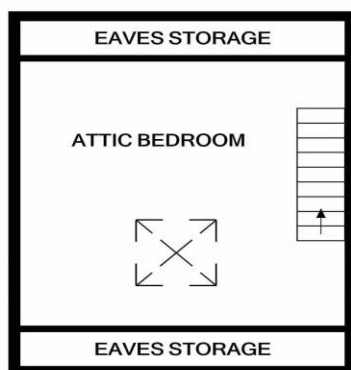
GROUND FLOOR  
APPROX. FLOOR  
AREA 363 SQ.FT.  
(33.7 SQ.M.)



UPPER GROUND FLOOR  
APPROX. FLOOR  
AREA 319 SQ.FT.  
(29.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 335 SQ.FT.  
(31.2 SQ.M.)



ATTIC  
APPROX. FLOOR  
AREA 244 SQ.FT.  
(22.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1262 SQ.FT. (117.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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