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**Hurst Bank, Birchcliffe Road,
Hebden Bridge, HX7 8DB**

OIRO £575,000



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Hurst Bank, Birchcliffe Road, Hebden Bridge, West Yorkshire, HX7 8DB

Period Town House With Character Features

Spacious 4 Bedroom Residence

2 Linked Reception Rooms

Prime Hebden Bridge Location

Wonderful Views & Separate Garden

Large Dining Kitchen

Modern Shower Room & Additional WCs

Double Glazed & Central Heating

A stunning period property, with a delightful garden, enjoying a prime location on the hillside above Hebden Bridge town centre. This stunning residence offers very stylish four bedroom family size accommodation comprising; impressive entrance hallway and 2 ground floor reception rooms. Lower ground flooring dining kitchen, handy utility room and WC. There are 3 first floor bedrooms and a modern fitted shower room. The second floor comprises a large master bedroom, with a dormer window to maximise the view, complete with fitted wardrobes and an en-suite WC. Double glazing and a gas central heating system installed. Located within 0.5 miles of the railway station and handy for all town centre amenities. **EPC EER (69) C**

Accommodation:

All measurements are approximate

Location

Enjoying a prime location off Birchcliffe Road, an elevated setting above the town centre. Hurst Bank is accessed via Alexander Road, a private lane and cul-de-sac offering street parking for residents.

Front Entrance

Gated entrance with stone pillars. Small front garden. Feature arched entrance porch. Timber panelled front entrance door with stained and leaded glazed inserts.

Entrance Hallway

13' 1" x 3' 3" (4.0m x 1.0m)

An impressive hallway retaining the Lincrusta wall coverings. Period style radiator. Staircase to the first flooring landing. Panelled internal wooden doors to the reception rooms. Attractive oak flooring.

Sitting Room

12' 3" x 12' 11" (3.73m x 3.93m) + Bay

A delightful room with walk-in bay window to the front elevation, double glazed and retaining the original stained and leaded glazed lights. Attractive oak flooring. Decorative fireplace housing a wood burning stove. Ceiling cornice and rose. Radiator. Double panelled doors open through to the living room.

Living Room

15' 6" x 13' 8" (4.72m x 4.16m) + stairs

A bright and sunny additional living room, with attractive oak flooring. Double glazed window to the rear elevation with distant views. Radiator. Open access to a study recess and staircase down to the kitchen.

Study Recess

7' 4" x 7' 9" (2.23m x 2.37m)

Double glazed rear window, again with distant views. Continuation of the oak flooring.





Lower Ground Floor Dining Kitchen

15' 5" x 13' 8" (4.70m x 4.17m) + stair recess

A spacious and stylish fitted dining kitchen, having a range of wooden wall and base units by local kitchen designers, Drew Forsyths. A gas-powered Aga takes pride of place, with two hot plates and two ovens. Wood block work tops and part tiled surrounds. Inset ceramic one and a half bowl sink with mixer tap. Integrated dish washer. Practical tiled flooring. The stone staircase with metal railings adds great character to the room as do the wooden internal doors. Useful understairs storage cupboard. Double glazed rear window and part glazed rear entrance door.

Utility Room

Fitted wall and base cupboards with work top and inset ceramic one and a half bowl sink with mixer tap. Corner wall cupboard housing the gas central heating boiler. Plumbed for a washing machine. Practical tiled floor and tiled splash back. Double glazed rear window. Door to the WC.

WC

Housing a WC and wash hand basin. Tiled floor. Double glazed side window.

First Floor Landing

A spacious landing with staircase leading to the second floor and master bedroom. Useful under-stairs storage cupboard. Stripped wooden internal doors. Radiator. Fitted book casing.

Shower Room

A stylish modern shower room having a walk-in double shower enclosure with both fixed rainfall shower head and adjustable shower attachment. WC and wash hand basin. Fitted storage to the recess. Chrome heated towel rail and electric under floor heating. Part tiled surrounds and tiled floor. Extractor. Recess spot lighting. Double glazed rear window with wonderful views.

Bedroom 2

15' 6" x 10' 5" (4.73m x 3.17m)

A spacious double bedroom with double glazed rear window enjoying wonderful valley views. Decorative cast iron fireplace. Radiator.

Bedroom 3

12' 5" x 9' 6" (3.78m x 2.90m)

Double glazed window to the front elevation retaining the original stained and leaded lights. Radiator.

Bedroom 4

9' 3" x 7' 0" (2.82m x 2.13m)

Double glazed window to the front elevation, again retaining the original stained and leaded lights. Radiator.

Second Floor Master Bedroom

19' 7" x 13' 10" (5.98m x 4.21m) max

A large master bedroom with double glazed dormer window to the rear elevation and wonderful views over the town and valley. Built-in wardrobes provide excellent storage. Radiator. High beamed ceiling.

En Suite WC

Housing a WC and wash hand basin. Tiled floor.

Rear Yard

Steps lead down to the rear lane with access to the separate garden. Useful wood store.

Separate Garden

A delightful garden is located to the rear, lying to the west side of Hurst Bank. The garden is enclosed with gated access and comprises a level lawn and paved patio area.

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.

Tenure

This is a Freehold property, with separate Titles for the house and garden plot. Restrictive covenants and easements apply, please refer to the Title Deeds.

Council Tax

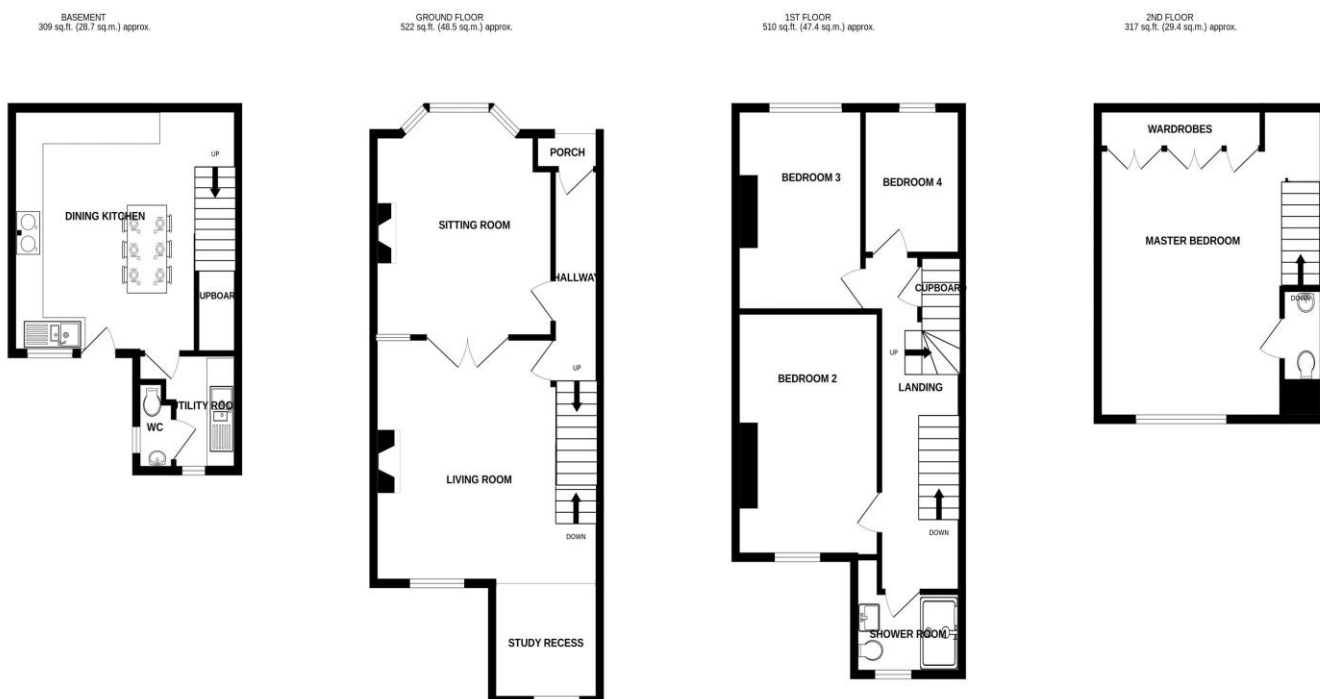
Band C

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.

enquiries@clairesheehan-estateagents.co.uk



TOTAL FLOOR AREA: 1658 sq.ft. (154.0 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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