

# Claire Sheehan

Estate Agents  
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**Old Lees Road, Hebden Bridge,  
West Yorkshire, HX7 8HW**

**£325,000**



Claire Sheehan Estate Agents  
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## 22 Old Lees Road, Hebden Bridge, West Yorkshire, HX7 8HW

### Elevated Setting With Views

### 3 Bedrooms

### Newly Fitted Bathroom

### Terraced Garden

### Garage Beneath The House

### Modern Breakfast Kitchen

### Balcony With Southerly Outlook

### EPC EER (66) D

A modern semi-detached home, located just outside of Hebden Bridge town centre, enjoying an elevated setting with wonderful views of the town and valley. Steps lead to the first floor living accommodation, with a garage beneath the house. There is a balcony to the front, with a sunny southerly outlook. Accommodation includes an open plan lounge and dining room, modern fitted breakfast kitchen, 3 well proportioned bedrooms and a newly fitted modern bathroom. The gardens include a level seating area to the side and terraced rear gardens extending into the wooded hillside. Double glazing and a gas central heating system installed.

#### Accommodation:

*All measurements are approximate*

#### Location

Conveniently located just outside of Hebden Bridge town centre and within approximately 0.75 miles of the station. This is an elevated setting, above the valley bottom and the property enjoys a sunny southerly outlook with wonderful views over the town and valley.

#### Stepped Access

Steps lead up the side of the house to the first floor side entrance door.

#### Entrance Lobby

Double glazed side entrance door. Staircase to the first floor landing with useful under stairs cupboard. Open plan access to the lounge and dining area.

#### Lounge/Dining Room

*20' 2" x 10' 2" (6.14m x 3.11m)*

Decorative fireplace with living flame effect gas fire. Double glazed patio doors to the balcony with wonderful views. Radiator.

#### Balcony

Decked balcony with glass panels. Amazing views over Hebden Bridge and the valley.

#### Breakfast Kitchen

*11' 2" x 8' 2" (3.40m x 2.50m)*

Fitted with a range of modern design wall and base units having coordinated work surfaces, matching upstands breakfast table. Inset one and a half bowl single drainer sink with mixer tap. Integrated fridge freezer, microwave and stainless steel chimney style cooker hood. Plumbed for a washing machine. Radiator.

#### First Floor Landing

Double glazed rear window. Built-in storage cupboard.







### Bedroom 1

9' 11" x 10' 9" (3.03m x 3.28m) *incl wardrobes*  
Double glazed window to the front elevation with southerly valley views. Radiator. Fitted wardrobes and overhead storage.

### Bedroom 2

9' 11" x 7' 10" (3.03m x 2.40m)  
Double glazed window to the front elevation, again with sunny valley views. Radiator.

### Bedroom 3

9' 10" x 7' 3" (3.00m x 2.20m)  
Double glazed rear window with garden views. Radiator.

### Bathroom

7' 1" x 5' 7" (2.15m x 1.71m)  
Recently refitted with a stylish modern white suite comprising; WC, wash hand basin and panelled bath with both fixed rainfall shower head and adjustable hand held attachment. Tiling to all walls and panelled ceiling with spot lights. Illuminated wall mirror. Chrome heated towel rail. Double glazed rear window.

### Garage

14' 11" x 8' 7" (4.54m x 2.62m)  
Electric remote controlled up and over garage door. High ceiling, great for storage. Wall mounted gas central heating boiler. Power and light laid on.

### Side Garden

There is a level pebbled garden to the side great for sitting out and enjoying the views. Steps continue to the terraced rear garden.

### Rear Garden

The rear garden extends into the wooded hillside, levelling off a little at the very top. There is scope to further landscape the garden by cutting back the mature shrubs and bushes. The views from the top of the garden are amazing.

### Directions

From Hebden Bridge town centre, proceed onto the Keighley Road, A6033, heading towards Pecket Well and Howarth. Pass through the traffic lights at Nutclough and then after a short distance, fork right, onto the cobbles and Old Lees Road. Number 22 is the second house on the right hand side.

### Tenure

This is a Freehold property. Restrictive covenants and easements apply. Please refer to the Title Deeds.

### Council Tax

Band B

Calderdale MBC Council Tax – 01422 288003.

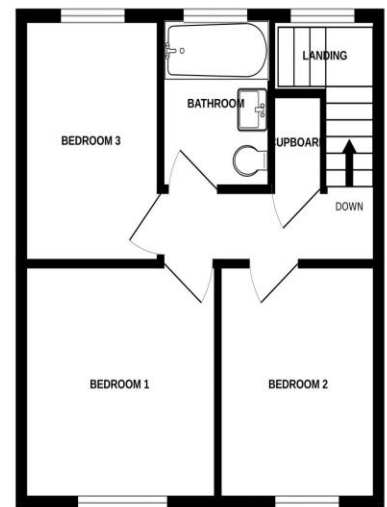
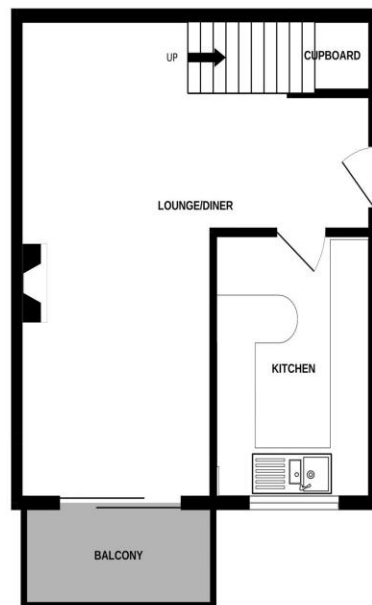
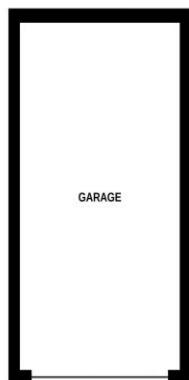
### How To View This Property

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.

Claire Sheehan Estate Agents is a trading name of Moor Moves Limited, an independently owned and operated business.  
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TOTAL FLOOR AREA : 868 sq.ft. (80.6 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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