



A very well presented end terrace house, enjoying an elevated setting with a sunny south westerly outlook and distant views. The house boasts a delightful garden to the rear and also a detached garage. The accommodation includes a generous lounge, stylish fitted dining kitchen with built-in appliances and French windows opening to the gardens, 2 first floor double bedrooms, each with fitted wardrobes, a modern bathroom suite and also a useful loft, boarded for storage with a Velux skylight. Double glazing and gas central heating system installed. Sure to appeal, this is a delightful home and early viewing is recommended.

- Very Well Presented End Terrace House
- 2 Double Bedrooms - With Wardrobes
- French Windows To The Garden
- Elevated Setting & SW Outlook
- Rear Garden & Rear Garage
- Stylish Fitted Dining Kitchen
- Modern Bathroom Suite
- EPC EER (69) C

Accommodation:

All measurements are approximate

Location

Located on the hillside above Hebden Bridge town centre, close to countryside yet within approximately one mile of the local station and town centre facilities. Number 22 enjoys an elevated setting at the top of the development with distant valley views to the front.

Elevated Setting

Steps lead up from Manor Drive to the front gardens. There is gated access to the front entrance door.

Lounge

10' 9" x 17' 6" (3.28m x 5.34m)

A spacious lounge with double glazed windows to both the front and side elevations. Open plan staircase to the first floor landing. Attractive wood flooring. Living flame effect inset gas fire. Radiator.

Dining Kitchen

8' 4" x 17' 6" (2.53m x 5.34m)

The kitchen area is fitted with an attractive range of wall and base units having part tiled surrounds, coordinated work tops and an inset stainless steel one and a half bowl sink with mixer tap. A wall cupboard houses the gas central heating boiler. Integrated electric double oven with gas hob and chimney style cooker hood. Integrated fridge freezer and useful larder cupboard. Slate tiled flooring. Double glazed rear window.

Dining Area

Double glazed French windows open to the gardens. Radiator.

First Floor Landing

Double glazed side window. Door to the loft ladder steps.

Master Bedroom

7' 10" x 14' 3" (2.40m x 4.35m) + wardrobes

A lovely light and bright master bedroom with double glazed windows to the front elevation and wonderful views. Fitted double wardrobe with sliding doors plus useful built-in cupboard. Radiator.

Bedroom 2

10' 6" x 10' 3" (3.20m x 3.12m)

Double glazed rear window. Fitted double wardrobe with sliding doors. Radiator.

Bathroom

Fitted with a modern three piece white suite, comprising: WC, wash hand basin and panelled bath with shower over. Part tiled surrounds. Chrome heated towel rail. Double glazed rear window. Mirrored wall cabinet. Extractor.

Loft Space

The useful loft space has been floored and boarded out with power sockets, light and a double glazed Velux skylight. Eaves storage cupboards. There are wooden ladder steps for access.

Gardens

Established garden to the front with fenced boundary. A side pathway leads to the rear garden which has a lawn and paved area. Useful brick outhouse store.

Rear Garage

Detached sectional garage to the rear.

Directions

From Hebden Bridge town centre, take the Birchcliffe Road, which is just off Commercial Street. Head up the hill and follow this road round to the right. Proceed for almost a mile and then take the second left hand turning into Manor Drive. Number 22 is elevated on the right hand side just after Hirst Road.

Tenure

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

Council Tax

Band A

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.

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

22 Manor Drive, Hebden Bridge, West Yorkshire, HX7 8DW

How To View This Property

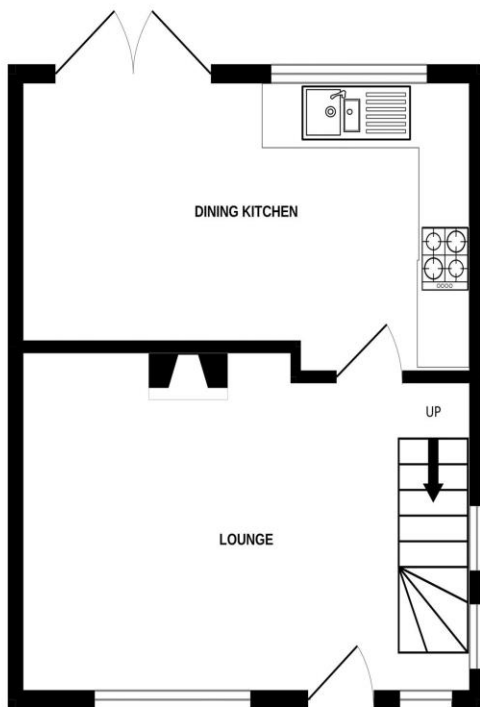
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

Claire Sheehan Estate Agents

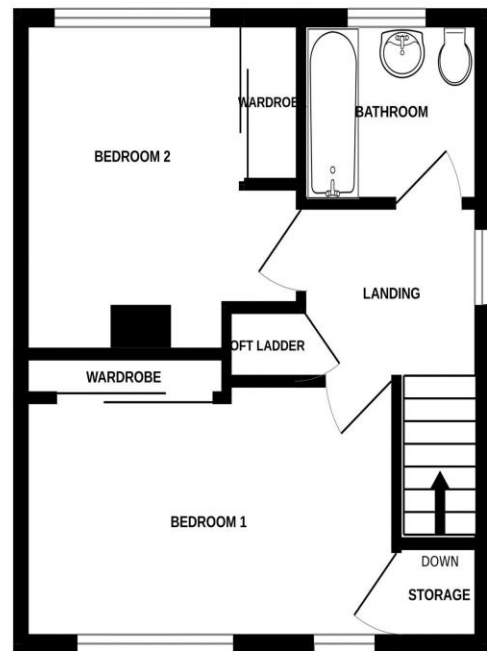
Suite 3, Hawkstone House, Valley Road,
Hebden Bridge, HX7 7BL.

enquiries@clairesheehan-estateagents.co.uk

GROUND FLOOR
332 sq.ft. (30.9 sq.m.) approx.



1ST FLOOR
333 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 665 sq.ft. (61.8 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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