

# Claire Sheehan

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**Mason Street, Hebden Bridge,  
West Yorkshire, HX7 6AW**

**OIRO £450,000**



Claire Sheehan Estate Agents  
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## 13 Mason Street, Hebden Bridge, West Yorkshire, HX7 6AW

### Substantial Family Terrace House

### Refurbished Master Bedroom Suite

### 3 Additional first Floor

### Garden Opposite & Allotment Plot

### Study, Dressing Room & En-Suite

### Sitting Room & Dining Kitchen

Unexpectedly re-offered ... a stunning family terrace in central Hebden Bridge. This period property offers deceptive and beautifully presented accommodation, hidden away on the town centre back streets. This stone terrace over-dwelling has a separate garden opposite, complete with a summer house at the top of the garden and a separate allotment plot. Accommodation spans three floors plus there is a useful basement store/workshop. The top floor has been recently refurbished and comprises a stunning master suite with double bedroom, dressing room, en-suite shower room and study. There are 3 additional bedrooms to the second floor, 2 good doubles, and a family bathroom whilst the ground floor comprises an impressive entrance hallway, sitting room with wood burning stove and light and bright fitted dining kitchen with stunning southerly views over the town and valley. Double glazing and a gas central heating system installed. **EPC EER (57) D**

#### Accommodation:

*All measurements are approximate*

#### Location

Mason Street is a cul-de-sac situated off Hangingroyd Road, in central Hebden Bridge and slightly elevated above the valley floor. This quiet no through street, is convenient for all town centre amenities including the local station. Steps at the end of the terrace lead down to Melbourne Street.

#### Entrance Hallway

An impressive entrance hallway with staircase to the first floor landing and attractive wood flooring. Double glazed front entrance door. Door to the basement steps. Dado rail, ceiling cornice and decorative mouldings. Radiator

#### Sitting Room

*15' 9" x 11' 6" (4.81m x 3.51m)*

Double glazed window to the front elevation with pleasant garden views. Ceiling cornice, picture rail and dado rail. Decorative fireplace housing a wood burning stove. Radiator.

#### Dining Kitchen

*13' 11" x 17' 11" (4.24m x 5.45m)*

A light and airy spacious living/dining kitchen, having twin double glazed windows to the rear elevation with southerly views over the town and valley.

#### Dining Area

Radiator. Fitted cupboards to the recess.

#### Kitchen Area

Fitted with an extensive range of wooden wall and base units having wood block work tops and an inset ceramic single drainer sink with mixer tap. Integrated appliances include a dishwasher, fridge and stainless steel cooker hood. Smeg cooker available by negotiation. Part tiled surrounds.





### Basement

*15' 7" x 18' 0" (4.75m x 5.49m)*

A large basement offering potential for a workshop or storage area with power and light laid on. Stone flagged floor. Coal store. WC. Double glazed window to a light well. Plumbing for a washing machine.

### First Floor Landing

Door to the attic staircase. Dado rail and panelled doors.

### Bedroom 2

*14' 1" x 9' 4" (4.28m x 2.85m)*

Double glazed rear window with wonderful town and valley views. Radiator. Built in cupboard and wardrobes. Decorative cast iron fireplace.

### Bedroom 3

*15' 10" x 11' 6" (4.82m x 3.51m)*

Double glazed window to the front elevation with garden views. Book shelving to the recess and built in wardrobes. Radiator.

### Bedroom 4

*10' 3" x 6' 10" (3.13m x 2.09m)*

Double glazed rear window, again with valley views. Radiator.

### Family Bathroom

Fitted with a three piece modern white suite comprising of a WC, wash hand basin and panelled bath with over bath shower. Chrome heated towel rail. Cupboard housing the Worcester gas central heating boiler. Part tiled surrounds. Double glazed window to the front elevation.

### Master Attic Suite

The top floor has been recently refurbished, by the current owners, and offers an excellent self-contained suite.

### Master Bedroom

*14' 6" x 17' 7" (4.41m x 5.36m) into recess*

Double glazed dormer window to the rear with amazing views over the town and valley. Two double glazed Velux sky lights. Radiator. Exposed ceiling beams. Access via a retractable ladder to an insulated loft space.

### Study

*9' 10" x 6' 1" (3.0m x 1.85m)*

Double glazed Velux skylight. Laminate wood flooring. Exposed ceiling beam. Borrowed light window to the stairwell. Radiator. Access to useful eaves storage space.

### Dressing Room

*5' 4" x 9' 10" (1.62m x 3.0m)*

A useful walk-in wardrobe and dressing area, giving access to the en-suite bathroom.

### En-Suite Shower Room

*4' 11" x 9' 10" (1.50m x 3.00m)*

Fitted with a stylish modern white suite comprising; WC, wash hand basin with vanity stand and step in shower enclosure with fixed rainfall shower and adjustable shower head. Part tiled surrounds and tiled floor. Heated towel rail/radiator. Double glazed Velux skylight. Extractor fan and recess spot lighting.

### Garden

Delightful garden opposite, terraced into the hillside with a decked patio level and an upper level with summer house. Timber garden shed provides excellent storage space.

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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## Summerhouse

Wooden summerhouse located at the top of the garden with a sunny southerly outlook.

## Allotment

Also included with the property is a separate allotment plot, where several fruit bushes have been planted.

## Tenure

This is a Freehold property and as a typical Hebden Bridge Under-dwelling - where a Flying Freehold applies. Restrictive covenants and easement also apply, please refer to the Title deeds. There are separate Titles for the garden/allotment and the house.

## Directions

Number 13 is located at the far end of Mason Street, which is off Hangingroyd Road in Hebden Bridge town centre, a no through street opposite the Co-op on Market Street.

## Council Tax

Band B

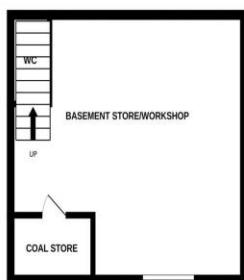
Calderdale MBC Council Tax – 01422 288003.

## How To View This Property

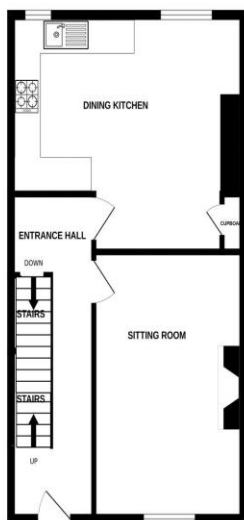
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

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

BASEMENT LEVEL  
282 sq.ft. (26.2 sq.m.) approx.



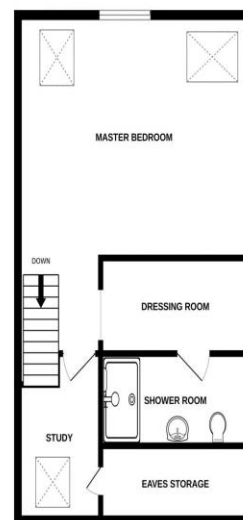
GROUND FLOOR  
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR  
514 sq.ft. (47.8 sq.m.) approx.



2ND FLOOR  
535 sq.ft. (49.7 sq.m.) approx.



TOTAL FLOOR AREA: 1848 sq.ft. (171.6 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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