

# Claire Sheehan

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**Southfield, Heptonstall,  
Hebden Bridge, HX7 7LS**

**£375,000**



Claire Sheehan Estate Agents  
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## 42 Southfield, Heptonstall, Hebden Bridge, West Yorkshire, HX7 7LS

**Semi-Detached Family Home**

**Two Separate Sitting Rooms**

**Double Glazed Conservatory**

**Private Parking For 2-3 Cars**

**3 Bedrooms Including Loft Conversion**

**Character Fitted Kitchen**

**Delightful Rear Garden & Views**

**Double Glazed & Gas Central Heating**

A beautifully presented semi-detached family home occupying a generous corner plot with stunning views to the rear and delightful gardens. This excellent family home has a loft conversion and so offers 3 bedroom accommodation with two separate sitting rooms, fitted kitchen and large double glazed conservatory used as a day room and dining room. Private parking has been created at the bottom of the garden. Security alarm, double glazing and a gas central heating system installed. Popular village setting. Viewing recommended. **EPC EER (55) D**

### Accommodation:

*All measurements are approximate*

### Location

The property enjoys a pleasant cul-de-sac setting on Southfield, tucked away from the roadside, forming part of a small residential development within the village of Heptonstall. Heptonstall village is located on the hillside above Hebden Bridge, approximately 1 mile from the town centre and station. This historic conservation village attracts visitors from near and far. Village amenities include a Primary School, Post Office/General Store and a couple of Public Houses and Bistro/Cafe. There is a regular bus service into Hebden Bridge centre.

### Front Entrance

Gated access via the front garden to the Upvc front entrance door.

### Entrance Hallway

Double glazed side window. Attractive wood flooring. Part wood panelled surrounds. Radiator. Staircase to the first floor landing.

### Sitting Room/Snug

*9' 10" x 10' 10" (3.00m x 3.29m)*

Double glazed window to the front elevation. Decorative fireplace housing a living flame effect gas fire. Attractive wood flooring. Radiator.

### Living Room

*12' 0" x 14' 3" (3.67m x 4.35m) into recess*

A spacious family room with a double glazed rear window overlooking the rear garden with wonderful views beyond. Decorative fireplace with wooden surround, housing a living flame effect gas fire. Radiator. Attractive wood flooring. Multi-paned door to the kitchen.

### Kitchen

*11' 1" x 7' 7" (3.37m x 2.32m) max into recess*

Fitted with a bespoke range of pitch pine kitchen cupboards with wood block work tops and inset ceramic sink and drainer. Integrated gas oven and 5 ring gas hob with chimney style cooker hood. Part tiled surrounds and practical tiled floor. Useful under stairs pantry. gas central heating boiler. Multi-paned door to the adjoining conservatory.





### Conservatory

15' 5" x 10' 9" (4.70m x 3.27m)

A large double glazed conservatory used as a day room and dining room. Laminate wood flooring. Radiator. French windows lead to a patio area. All double glazed with wonderful views of the gardens and beyond.

### First Floor Landing

Double glazed side window. Staircase to the loft conversion/bedroom3.

### Bedroom 1

9' 0" x 14' 10" (2.75m x 4.52m)

A spacious double bedroom - converted from what was once two separate rooms. Double glazed windows to the front elevation. Radiator. Fitted wardrobes.

### Bedroom 2

10' 2" x 12' 0" (3.10m x 3.66m max into recess)

Double glazed rear window with far reaching valley views. Radiator. Built-in wardrobe/understairs cupboard.

### Bathroom

9' 1" x 8' 6" (2.76m x 2.60m) + recess

A spacious bathroom fitted with a 4 piece white suite comprising; corner bath, corner shower enclosure, WC and wash hand basin. Wood panelled surrounds. Tiled floor. Extractor. Spot lighting. Double glazed rear window plus smaller double glazed window to the front elevation.

### Bedroom 3

14' 1" x 12' 6" (4.28m x 3.80m) incl stairwell

This loft conversion had building regulations passed in 2003 to create a third bedroom. It is a wonderful light and bright space with double glazed Velux skylights to both the side and rear elevations and wonderful views. Radiator. Access to eaves storage space. Plumbing laid on.

### Patio

There is a paved patio to the side of the house with steps to the larger rear garden.

### Rear Garden

Delightful garden, laid to lawn with walled and hedged boundaries. The garden enjoys plenty of sun and has views stretching towards Stoodley Pike.

### Car Parking

A corner of the garden has been converted to provide private parking for 2- 3 cars.

### Directions

From Hebden Bridge head out of town towards Todmorden, using the turning circle to double back then turn left into Heptonstall Road, by the Fox & Goose. Follow the lane up the hill, bearing left into the village. Take your first left hand turning, just before the cobbles, into Valley Road. Bear left again at the junction and then right into Southfield. The property is tucked away in a small cul-de-sac, first on your left hand side.

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

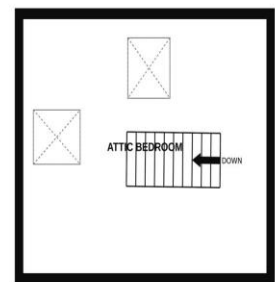
GROUND FLOOR  
559 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR  
420 sq.ft. (39.0 sq.m.) approx.



2ND FLOOR  
254 sq.ft. (23.6 sq.m.) approx.



TOTAL FLOOR AREA : 1233 sq.ft. (114.5 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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