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**Lily View, King Street,  
Hebden Bridge, HX7 6LX**

**OIRO £585,000**



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# Lily View, King Street, Hebden Bridge, West Yorkshire, HX7 6LX

## Individual Detached Home

## Stunning Dining Kitchen With Balcony

## Useful Home Gym or WFH Space

## No Chain - Must Be Seen!!

## 4 Double Bedrooms + Dressing Room

## 3 Bathrooms + Cloaks/WC

## Delightful Riverside Gardens & Terrace

## Energy Efficient EPC EER (85) B

A stunning detached property, now offered at a competitive new asking price - as highly motivated and chain free sellers are eager to secure a sale before Christmas! Constructed circa 2020 this individual and stylish property offers 4 bedroom accommodation arranged over 4 floors, with a delightful riverside garden. Utilising reclaimed stone, this energy efficient home has all the benefits of modern construction and briefly comprises; a welcoming entrance and inner hallway with cloaks/WC, built-in store and utility cupboard. Cosy lounge and a contemporary fitted dining kitchen with patio doors to a large decked balcony. To the first floor are 3 double bedrooms, and a bathroom. The second floor master suite comprises; a double bedroom, dressing room and bathroom. The lower ground floor self-contained accommodation is currently used as a gym, with a kitchenette, shower room and large storeroom. This space offers excellent work from home opportunities. The gardens comprise of a large decked terrace with useful under-house store and a lower level riverside lawned garden. Ample parking to a tarmac driveway plus additional parking to the front and useful bin store. Available with **No Chain**.

### Accommodation:

*All measurements are approximate*

### Location

Located opposite Green Springs on the outskirts of Hebden Bridge town centre, approximately 1 mile from Hebden Bridge train station. The house has been cleverly constructed on the riverbank, with elevated accommodation above the valley bottom and terraced gardens with a southerly outlook. The views are wonderful, taking in the canal and wooded hillside beyond. This location is particularly handy for public transport, with buses along the A646 towards both Todmorden and Hebden Bridge. A pleasant canal side walk offers a level short cut if walking into Hebden Bridge.

### Entrance Hall

Double glazed front entrance door. Attractive oak flooring and oak internal doors. Staircase to the first floor landing, with under stairs storage. Radiator. Useful built-in cloaks cupboard and a utility cupboard with plumbing for a washing machine.

### Cloaks/WC

Useful ground floor WC. Double glazed rear window, Radiator.

### Lounge

*15' 11" x 10' 2" (4.84m x 3.11m)*

Double glazed windows to both the front and rear elevations, with wonderful rear views. Attractive oak flooring. Radiator.

### Dining Kitchen

*15' 11" x 11' 9" (4.85m x 3.57m)*

A stunning dining kitchen, fitted with a contemporary range of wall and base units with matching central island and breakfast bar. Granite worktops and drainer with inset one and a half bowl sink. Integrated appliances include a dishwasher, electric oven, microwave, gas hob with cooker hood and there is a large full height fridge/freezer. Feature ambient mood lighting and recess spot lights. Radiator. Attractive oak flooring. Double glazed patio doors open onto the decked balcony with wonderful rear views beyond.





### Rear Balcony

A decked balcony with stunning southerly views. Sitting here feels like you are living in the tree tops whilst in winter, the views stretch beyond the canal bank to the hillsides. Steps lead to the lower decked terrace. Fitted awning for when the sun is just too much.

### First Floor Landing

Double glazed windows to both the front and rear elevations plus light from the second floor landing Velux window. Radiator.

### Bedroom 2

*10' 2" x 9' 10" (3.10m x 3.00m)*

Double glazed rear window with lovely views towards the canal. Radiator. Built-in cupboard housing the gas central heating boiler.

### Bedroom 3

*7' 9" x 11' 10" (2.36m x 3.60m) max incl wardrobe*

Double glazed rear windows with lovely views towards the canal. Built-in double wardrobe with mirrored sliding doors. Radiator.

### Bedroom 4

*7' 9" x 11' 9" (2.36m x 3.57m) max incl wardrobe*

This room is currently used as an office. Attractive wood flooring. Radiator. Built-in double wardrobe with mirrored sliding doors. Double glazed window to the front elevation.

### Bathroom

*5' 5" x 10' 1" (1.66m x 3.08m)*

Fitted with a modern three piece white suite comprising; WC, wash hand basin with vanity unit and panelled bath with over bath shower and screen. Chrome heated towel rail. Built-in storage cupboard. Part tiled surrounds. Extractor. Recess spot lighting. Double glazed window.

### Second Floor Landing

Large double glazed Velux skylight to the rear. Radiator. This top floor offers a peaceful master suite.

### Master Bedroom

*13' 1" x 12' 1" (4.00m x 3.68m) max*

A lovely master bedroom with double glazed side window and large double glazed Velux skylight. Wonderful views of the wooded hillside and valley. Radiators. Concealed eaves storage space.

### Dressing Room

*8' 10" x 7' 3" (2.70m x 2.20m)*

A useful dressing room, with fitted hanging rails. Alternatively, this room could serve as a study or nursery. Double glazed Velux skylight with views to the rear. Radiator.

### Bathroom

*6' 7" x 9' 10" (2.0m x 3.0m)*

Fitted with a three piece white suite comprising; panelled bath with rainfall shower head plus adjustable shower attachment and glass screen, WC and wash hand basin. Part tiled surrounds. Recess spot lighting. Extractor. Attractive flooring. Built-in storage cupboard above the stairs.

### Self Contained Basement Rooms

The lower ground floor accommodation is self-contained with access from the decked terrace. This space offers excellent work from home opportunities whilst is currently used as a home gym and storeroom.

### Home Gym

*16' 0" x 11' 9" (4.88m x 3.57m)*

Composite entrance door. A versatile room.

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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### Kitchenette

15' 8" x 6' 3" (4.77m x 1.90m)

Fitted wall and base cupboards and work tops.  
Access to the shower room and store.

### Shower Room

Fitted with a step-in shower enclosure, with electric shower, saniflow WC and wash hand basin.

### Bike Garage/Store

16' 0" x 10' 3" (4.87m x 3.13m)

Power and light laid on.

### Decked Terrace

An extensive decked terrace provides both shaded seating and full sun and is enclosed by fencing with gated access. Steps lead to the side of the house and also down to the lower garden level.

### Lower Riverside Garden

A delightful riverside garden, laid to lawn with a feature rockery and stone walling. Sunny southerly outlook and delightful views along the riverbank.

### Bin Store

Useful wooden bin store to the front of the house.

### Driveway

A tarmac driveway provides private parking for up to 3 vehicles, to the side of the house. There is also a tarmac turning area and buffer zone, which will be shared with the neighbouring property. Additional parking is located to the front of the property.

### Tenure

This is a Freehold property. Easements apply, please refer to the Title Deeds.

### Directions

Located off the main Halifax Road, A646, at Green Springs. This is a short distance after the turning circle, on the left hand side as you leave Hebden Bridge.

### Council Tax

Band D

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)



TOTAL FLOOR AREA: 1878 sq.ft. (174.5 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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