

Claire Sheehan

Estate Agents
01422 842007



**Stubbing Brink, Hebden Bridge,
West Yorkshire, HX7 6LR**

£320,000



Claire Sheehan Estate Agents
Suite 3, Hawkstone House, Valley Road, Hebden Bridge, West Yorkshire, HX7 BL
www.claresheehan-estateagents.co.uk

7 Stubbing Brink, Hebden Bridge, West Yorkshire, HX7 6LR

Much Improved Mid Town House

Separate Lounge & Dining Room

Modern Fitted Shower Room

Double Parking Bay

3 Bedroom Family Home

Stylish Fitted Kitchen

Lovely Gardens & Stunning Views

EPC EER (71) C

A beautifully presented and much improved mid-town house, enjoying a peaceful and slightly elevated setting with a delightful terraced garden extending into the hillside. This property benefits from a double parking bay opposite, much sought after in Hebden Bridge. Offering surprisingly spacious 3 Bedroom accommodation with a separate lounge and dining room, stylish modern fitted kitchen and ground floor shower room. The large rear garden is terraced into the hillside and there is also an enclosed patio yard and paved front garden. Stunning valley views. Security alarm, double glazing and gas central heating system installed. No Chain.

Accommodation:

All measurements are approximate

Location

Enjoying a peaceful cul-de-sac setting, elevated above the valley bottom, with stunning views. Stubbing Brink is situated beyond the canal at Stubbing Wharf. A delightful canal side walk leads into Hebden Bridge town centre, approximately 0.6 miles, where there is a bustling collection of shops, cafes and bars. The local station, which provides excellent commuter links to Leeds, Manchester, Bradford & beyond is within approximately 1 mile.

Front Garden

Paved patio garden with metal railings and steps to the front entrance. Stunning views.

Entrance Hallway

15' 5" x 6' 1" (4.70m x 1.85m)

Upvc double glazed front entrance door. Staircase to the first floor landing with understairs cupboard. Decorative ceiling coving. Vintage style radiator. Oak finish internal doors with a glazed door to the lounge.

Lounge

12' 0" x 15' 4" (3.65m x 4.68m) + Bay

Double glazed bay window to the front elevation with wonderful views. Feature inset living flame effect gas fire. Fitted cupboards and TV storage to the recess. Radiator. Decorative ceiling coving. Double sliding doors open through to the separate dining room.

Dining Room

9' 3" x 11' 5" (2.83m x 3.48m) + recess

Attractive wood flooring. Fitted cupboards and dresser to one recess. Radiator. Double glazed rear window. Open access to the kitchen.

Fitted Kitchen

12' 8" x 6' 9" (3.87m x 2.05m)

Fitted with a stylish range of modern design wall and base units, having coordinated work surfaces with under-unit lighting and an inset stainless steel with mixer tap. Integrated appliances include an electric double oven, microwave, gas hob, cooker hood and two fridges. There is also plumbing for a washing machine. Wall mounted gas central heating boiler. Recess spotlight. Part tiled surrounds and tiled flooring. Gas wall heater. Double glazed windows to both the side and rear elevations. Stable type Upvc side entrance door.





Shower Room

6' 0" x 5' 11" (1.84m x 1.80m)

Recently refitted with a stylish modern white suite comprising of a WC and wash hand basin with vanity unit and a corner shower enclosure. Tiling to all walls and tiled floor. Recess spot lighting. Chrome heated towel rail/radiator. Double glazed rear window.

First Floor Landing

Double glazed rear window with garden views. Built-in storage cupboard. Panelled internal doors. Access via a retractable ladder to a boarded, carpeted and insulated loft space which provides excellent storage.

Bedroom 1

12' 0" x 10' 10" (3.65m x 3.30m) + wardrobes

Double glazed window to the front elevation with stunning valley views. Fitted wardrobes span the length of the room, providing excellent storage. Radiator. Picture rail.

Bedroom 2

9' 1" x 10' 11" (2.77m x 3.32m) + wardrobes

Double glazed rear window with views of the gardens and hillside beyond. Fitted wardrobes provide excellent storage. Wash hand basin in vanity unit. Radiator. Picture rail.

Bedroom 3

12' 0" x 6' 5" (3.67m x 1.96m)

Double glazed window to the front elevation, again with valley views. Radiator.

Rear Patio

Enclosed patio yard area to the rear with gated rear access and metal railings.

Rear Garden

Delightful rear garden terraced into the hillside with woods and fields beyond the rear boundary. The garden is stocked with a variety of plants and shrubs and has mature conifer hedge and fencing to the boundaries. There is a level artificial lawn and a paved patio area with a wooden garden shed at the top of the garden. Stunning views can be enjoyed from the garden which enjoys a sunny southerly outlook.

Double Parking Bay

Private parking is provided via a double parking bay opposite, with the option to park a third vehicle on the street.

Directions

From Hebden Bridge town centre head towards Todmorden on the A646. As you leave the town centre, after the turning circle, take a left hand turning by the Stubbing Wharf pub into Stubbing Drive. Follow the road along the side of the canal and turn right over the canal bridge into Stubbing Brink. The property can be found on the right hand side.

Tenure

This is a Freehold property, with separate titles for the house and garden. Easements apply, please refer to the Title Deeds.

Council Tax

Band C

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.

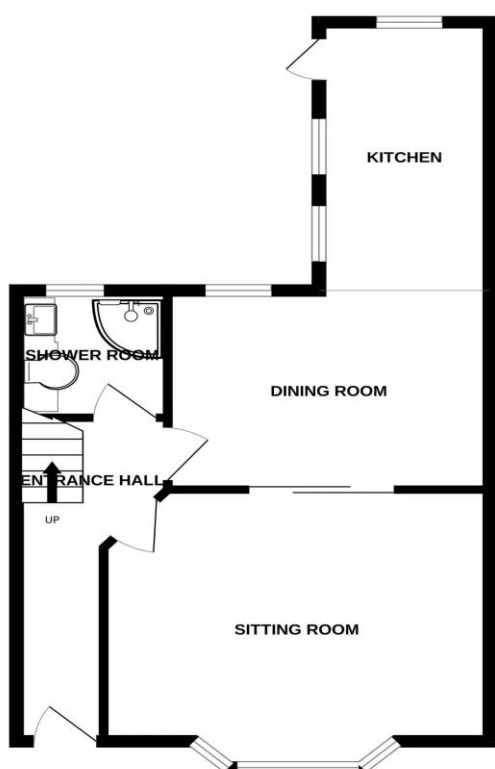
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How To View This Property

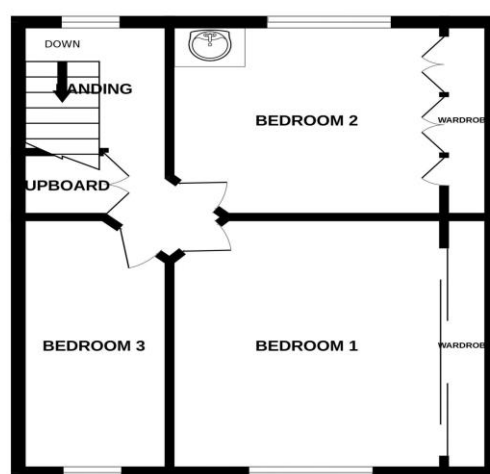
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

enquiries@clairesheehan-estateagents.co.uk

GROUND FLOOR
499 sq.ft. (46.4 sq.m.) approx.



1ST FLOOR
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 904 sq.ft. (84.0 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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