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**Towngate, Heptonstall,
Hebden Bridge, HX7 7NB**

OIRO £475,000



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66 Towngate, Heptonstall, Hebden Bridge, West Yorkshire, HX7 7NB

Georgian Style Period Residence

Sitting Room With Stone Fireplace

2 First Floor Bedrooms

Modern Bathroom

Prime Location In Heptonstall Village

Dining Kitchen & Basement Utility

2 Attic Rooms

Cottage Garden - Possible Parking

A superb character property, located in the heart of Heptonstall Village, fronting Weavers Square. The substantial accommodation spans four floors and has a delightful cottage garden to the rear with gated access to the cobbled rear courtyard. Comprising; entrance hallway, stunning sitting room with partial double glazed Georgian style windows and stone fireplace, spacious dining kitchen, rear entrance lobby with access to a large basement utility room. To the first floor is a spacious landing with room for a study area, modern fitted bathroom and 2 double bedrooms. The second floor comprises two rooms, with double glazed skylights and feature exposed stonework. Double glazing and gas central heating system installed. **EPC EER (57) D**

Accommodation:

All measurements are approximate

Location

Located within the conservation village of Heptonstall, a delightful hilltop setting just over 1 mile from Hebden Bridge town centre yet close to open countryside. This sought after village has twisting and winding cobbled streets, historic churches, a village store, 2 pubs and a village Primary School. 66 Towngate fronts Weavers Square in the village centre and enjoys wonderful Church views.

Entrance Hallway

Wooden front entrance door with fanlight above. Attractive oak flooring. Staircase to the first floor landing.

Sitting Room

15' 1" x 13' 1" (4.61m x 4.00m) into recess

A delightful sitting room with twin double glazed Georgian style windows to the front elevation and views over Weavers Square to the churches. Attractive stone fireplace housing a multi-fuel stove. Oak flooring. Radiator.

Dining Kitchen

15' 7" x 12' 2" (4.76m x 3.70m) into recess

A spacious family dining kitchen with a feature stone fireplace which houses a multi-fuel stove. Fitted wooden base units to one corner with an inset one and a half bowl sink with mixer tap. Stainless steel cooker hood and splashback. Fitted double cupboards to one recess. Practical tiled flooring. Radiator. Single glazed Georgian style multi-paned windows to both the side and rear elevations.

Rear Lobby

Wooden rear entrance door. Door to the basement steps.





Basement & Utility

15' 2" x 12' 3" (4.63m x 3.73m) + stairs

A sizeable basement with potential for further development. Stone sink with cold water tap. Plumbing for a washing machine. Access to the coal store. Single glazed rear window and light-well.

First Floor Landing

A spacious first floor landing with wooden staircase to the second floor rooms. There is space for a desk and to create a study area. Radiator. Understairs cupboard housing the hot water cylinder. Single glazed multi-paned side window.

Bedroom 1

15' 11" x 11' 7" (4.84m x 3.54m)

Stained wooden floorboards and double glazed multi-paned window to the front elevation, with wonderful views towards the Church yard. Radiator. Decorative cast iron fireplace. High ceiling with picture rail.

Bedroom 2

15' 9" x 10' 8" (4.80m x 3.26m)

Stained wooden floorboards and double glazed multi-paned window again with views to the church yard. Radiator.

Bathroom

9' 4" x 7' 2" (2.84m x 2.18m) + shower recess

Fitted with a four piece modern white suite, comprising; wood panelled bath, WC, pedestal wash hand basin and step-in shower enclosure. Radiator. Wooden floor boards. Multi-paned rear window with distant views.

Second Floor Landing

Stairs open directly into a useful attic room, which has potential to be become a bedroom, if partitioned. Multi-paned single glazed side window. Wooden latch door to the attic bedroom. Exposed ceiling beams and painted stone walls.

Attic Room

11' 10" x 10' 11" (3.60m x 3.34m)

Double glazed Velux skylight. Reduced head height into the eaves. Exposed beams and painted stonework.

Attic Bedroom 3

12' 6" x 10' 11" (3.80m x 3.33m) + eaves

A cosy attic bedroom with double glazed Velux skylight plus multi-paned single glazed side windows. Exposed ceiling beams and painted stone walls. Radiator. Stained wooden floorboards.

Rear Courtyard

Access via double gates to a cobbled rear courtyard, which has right of way for neighbouring properties.

Rear Garden

Small cottage garden located beyond the courtyard. There is potential to use part of the garden as parking, if desired. Other village residents use the village car park, located just a few hundred yards from the property.

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

We are advised that the tenure of this property is **Freehold**. Please note we have not had sight of the title deeds and would always recommend buyers make their own checks.

Council Tax

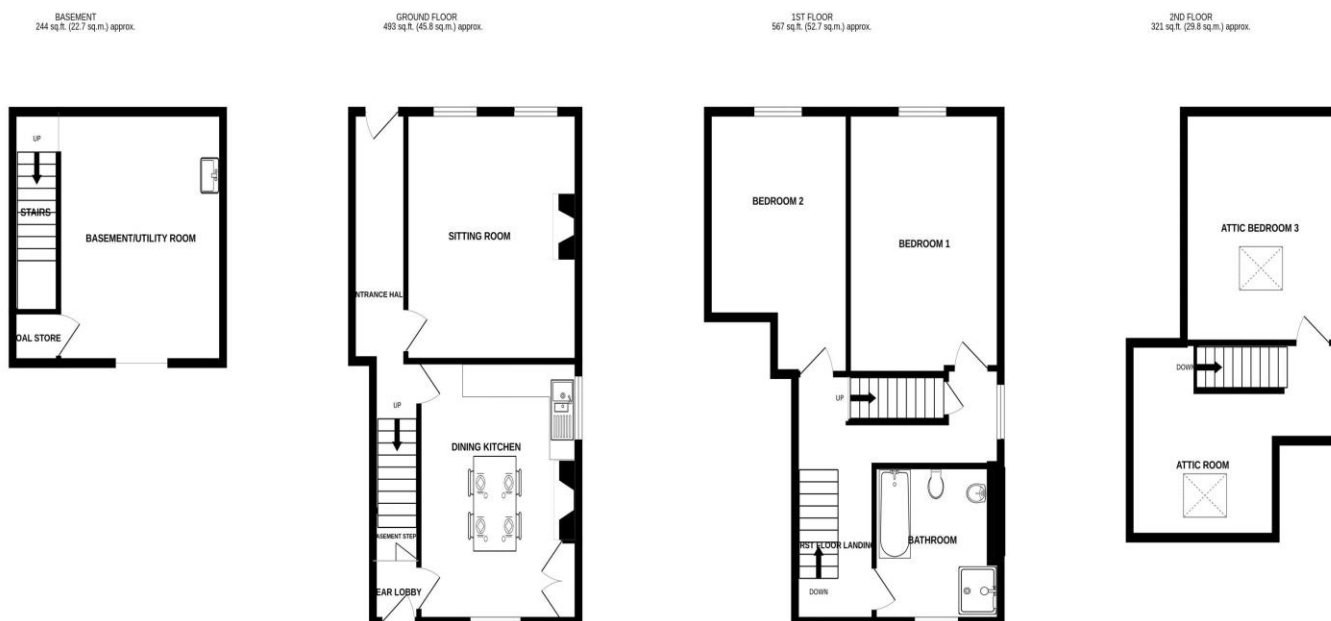
Band C

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



TOTAL FLOOR AREA : 1625 sq.ft. (151.0 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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