

# Claire Sheehan

Estate Agents  
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**Redcliffe, Midgehole Road,  
Hebden Bridge, HX7 7AA**

**OIRO £360,000**



Claire Sheehan Estate Agents  
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**Redcliffe, Midgehole Road, Hebden Bridge, West Yorkshire, HX7 7AA**

**3 Bedroom Semi-Detached Home**

**Separate Lounge & Dining Room**

**Split Level Garden**

**Gas Central Heating & Double Glazing**

**Wooded Valley Setting & Views**

**Kitchen & Conservatory**

**Use Of 2 Parking Spaces**

**EPC EER (64) D**

A mature semi-detached house, enjoying a delightful setting close to Hardcastle Crags, with wooded valley views and an enclosed garden. This family home comprises; double glazed conservatory, entrance hallway, separate lounge and dining room, kitchen, 3 bedrooms including 2 doubles and a bathroom. There is a yard area with an outhouse and a garden on two levels. There is also a right to use an adjacent parking area, providing private parking for 2 cars. Double glazed doors and windows installed plus a gas central heating system with a new boiler fitted in 2024. Hebden Bridge town centre and station are within approximately 1 mile and Hardcastle Crags offers over 400 acres of unspoilt woodland to explore!

#### **Accommodation:**

*All measurements are approximate*

#### **Location**

Enjoying a delightful setting, nestling into the wooded valley off Midgehole Road. The National Trust's Hardcastle Crags are within approximately 0.5 miles, offering over 400 acres of unspoilt woodland. Hebden Bridge town centre and station are just over 1 mile away.

#### **Stepped Access**

The property is approached via steps that lead down from Midgehole Road.

#### **Kitchen**

*9' 10" x 7' 0" (3.m x 2.13m) + door recess*

Composite entrance door. Fitted wooden wall and base cupboards with worktops and stainless steel single drainer sink. Part tiled surrounds and tiled floor. Radiator. Pantry cupboard. Double glazed side window. Plumbed for a washing machine. Serving hatch to the dining room.

#### **Hallway**

Double glazed entrance door, leading to the conservatory. Radiator. Staircase to the first floor landing.

#### **Lounge**

*11' 1" x 15' 3" (3.38m x 4.66m) max*

A room with an amazing view and large double glazed bay window. Stripped wooden floor boards. Ceiling coving. Radiator.

#### **Dining Room**

*9' 10" x 12' 10" (3.00m x 3.9m) max into recess*

Double glazed window. Radiator. Fitted shelving to the recesses. Picture rail. Stained wooden floor boards.





### Conservatory

Double glazed conservatory with side door to the gardens. Tiled floor.

### First Floor Landing

Double glazed side window. Radiator.

### Bedroom 1

*10' 2" x 9' 10" (3.10m x 3.00m) + wardrobes & + bay*  
Double glazed bay window to the rear elevation, with wonderful valley views. Radiator. Fitted wardrobes.

### Bedroom 2

*9' 10" x 13' 0" (3.00m x 3.97m) max into recess*  
Double glazed window. Fitted wardrobe storage. Radiator.

### Bedroom 3

*11' 9" x 6' 7" (3.58m x 2.00m) max*  
Double glazed window, again with valley views. Radiator. Stained wooden floorboards.

### Bathroom

Fitted with a three piece white suite comprising; WC, wash hand basin and panelled bath with electric shower over. Chrome heated towel rail. Part tiled surrounds. Cupboard housing the gas central heating boiler, which was replaced in 2024. Double glazed side window.

### Yard

Steps lead down to a useful yard area with access to the side passage. Useful outhouse.

### Garden

The garden is split level, with a flagged patio area and then steps lead down to a lower grassed level. This is fully enclosed and enjoys wonderful views of the wooded valley.

### Car Parking

There is a double parking area, adjacent to the house. This area is separate to the property, but a legal right exists to park 2 cars.

### Tenure

This is a Freehold property. Restrictive covenants and easements apply, please refer to the Title Deeds. Please note there is also a "right to park" on land adjacent to Redcliffe, which falls outside of the property boundary.

### 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 D

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.

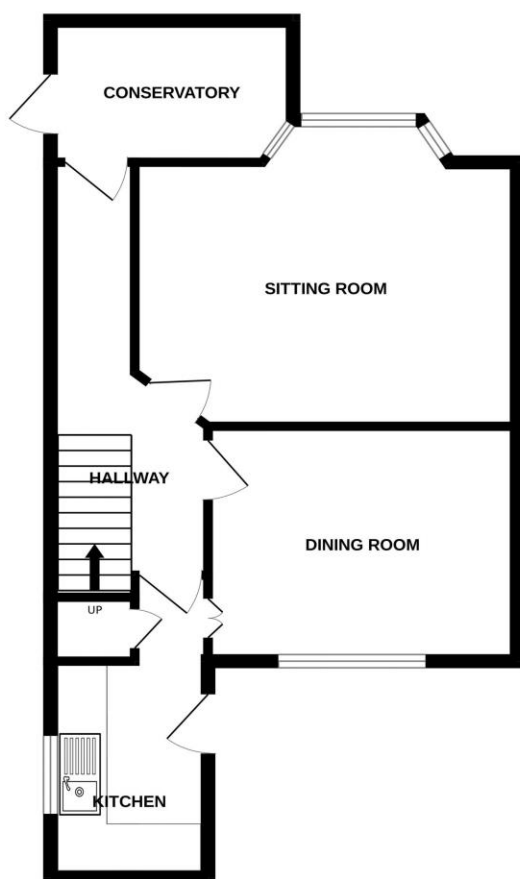
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## How To View This Property

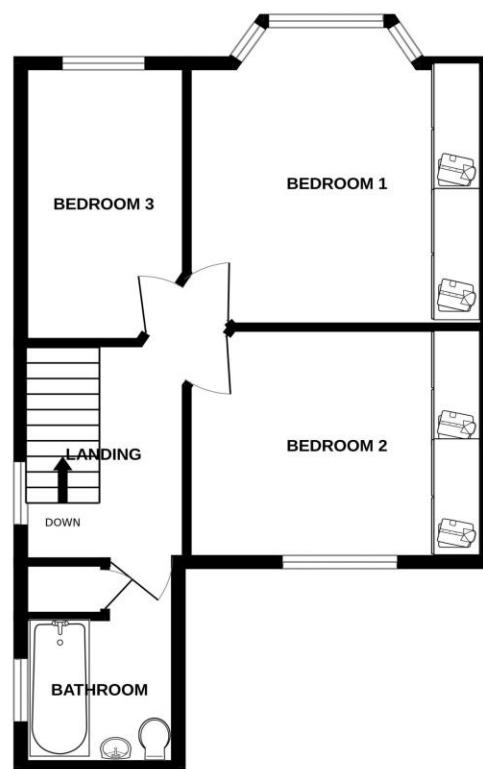
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

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

GROUND FLOOR  
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR  
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 981 sq.ft. (91.2 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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