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**Estate Agents  
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**Hebden Terrace, Hebden Bridge,  
West Yorkshire, HX7 7AQ**

**OIRO £300,000**



Claire Sheehan Estate Agents  
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## 5 Hebden Terrace, Hebden Bridge, West Yorkshire, HX7 7AQ

### Family Terrace House With Gardens

### Updating & Improvements Required

### Living Room & Dining Kitchen

### Excellent Potential & Chain Free

### Located Close To Hardcastle Crag

### 3 Bedrooms

### Double Glazed Windows & Porch

### EPC EER TBC

A large family terrace house, with gardens, located within a favoured semi-rural setting on the approach to Hardcastle Crag. This property requires updating and modernisation, which is reflected in the asking price, yet offers excellent potential and is available Chain Free. Double glazed windows are installed and a gas central heating system. Comprising; entrance porch, living room, dining kitchen, 2 first floor bedrooms, bathroom and an attic bedroom. Garden fronted with amazing views plus separate rear garden, terraced into the hillside. Residents' permit parking in operation with scope for private parking to the rear.

#### Accommodation:

*All measurements are approximate*

#### Location

Hebden Terrace is an elevated row of homes, located on the approach to Hardcastle Crag, a National Trust beauty spot. Enjoying a superb semi-rural setting within a delightful wooded valley and commanding wonderful views yet remaining handy for Hebden Bridge town centre, with its bustling collection of shops, bars and cafes within approximately 1 mile. The local station offers excellent commuter links to Leeds, Bradford, Manchester and beyond.

#### Elevated Setting

Shared steps lead up to the front access pathway.

#### Entrance Porch

Double glazed front entrance door. Single glazed door to the living room.

#### Living Room

*14' 0" x 15' 0" (4.27m x 4.56m)*

Double glazed window to the front elevation with wonderful views. Radiator. Decorative fireplace with tiled inlay. Ceiling coving.

#### Dining Kitchen

*9' 6" x 14' 9" (2.90m x 4.50m) + stairs*

Double glazed rear windows and single glazed rear entrance door. Staircase to the first floor landing with understairs storage recess. Wall and base units with a stainless steel sink. Wall mounted gas central heating boiler. Quarry tiled floor.





### First Floor Landing

Stairs to the attic room.

### Bedroom 1

*13' 11" x 14' 10" (4.25m x 4.53m)*

A large double bedroom with double glazed window and amazing valley views. Radiator.

### Bedroom 2

*6' 7" x 8' 10" (2.00m x 2.70m)*

Double glazed rear window, with pleasant outlook of the gardens. Radiator.

### Bathroom

Double glazed rear window. Three piece white suite comprising; WC, wash hand basin and panelled bath. Over bath shower. Wood panelling.

### Attic Room

*8' 10" x 14' 11" (2.70m x 4.55m) + recess*

Double glazed Velux skylight to the front elevation. Eaves storage. Radiator.

### Outhouses

Two useful out houses located on the rear access pathway.

### Separate Rear Garden

Large rear garden terraced into the wooded hillside.

### Front Garden

Established front garden, with wonderful valley views and a southerly outlook.

### Parking

Calderdale Council operate a residents' parking permit scheme to allow road side parking on Midgehole Road. Please contact them direct to determine eligibility and costs. Other residents have created parking to the rear of the houses, so potential exists.

### Directions

From Hebden Bridge, take the Keighley Road, A6033 heading towards Hardcastle Crags and Howarth. Follow this road up the hill and take a left hand turning, signed for Hardcastle Crags, into Midgehole Road. Proceed towards the far end of this road and Hebden Terrace is located on the right hand side.

### Tenure

This is a Freehold property with easements. Please refer to the Title Deeds.

### Council Tax

Band B

Calderdale MBC Council Tax – 01422 288003.

### How To View This Property

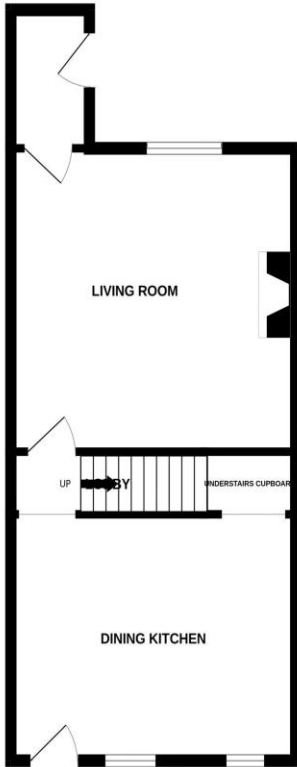
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

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

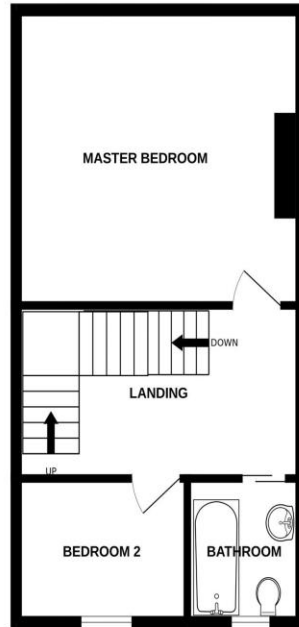
Important: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular 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.

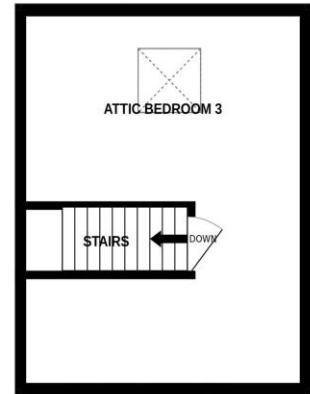
GROUND FLOOR  
443 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR  
417 sq.ft. (38.8 sq.m.) approx.



2ND FLOOR  
262 sq.ft. (24.3 sq.m.) approx.



TOTAL FLOOR AREA : 1122 sq.ft. (104.2 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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