



A surprisingly spacious 2/3 bedroom home, conveniently located just outside of Hebden Bridge town centre and within approx 0.5 miles from the station. The property has wonderful rear views over the town and valley and comprises; entrance hallway, fitted breakfast kitchen with oven and hob built in, sitting room with wonderful views, 2 first floor bedrooms and a stylish modern bathroom. There is also an attic room, accessed via one of the bedrooms. This room has double glazed Velux windows and is well insulated, it could serve as a third bedroom, if a partition wall was added. Gas central heating system installed. All freshly decorated with new some carpets.

No Chain.



- Stone Terrace Over-dwelling
- Lounge With Wonderful Rear Views
- 2 First Floor Bedrooms
- Gas Central Heating System
- Fitted Breakfast Kitchen
- Stylish Modern Bathroom
- Additional Attic Room/Possible Bedroom
- EPC EER (71) C

Accommodation:

All measurements are approximate

Entrance Hall

Upvc front entrance door with double glazed fanlight. Stairs to the first floor landing. Radiator.

Breakfast Kitchen

11' 10" x 9' 0" (3.61m x 2.74m) + recess

Fitted with a range of wall and base cupboards incorporating a glass display dresser, corner shelving and coordinated work tops. Inset white one and a half bowl sink with mixer tap. Part tiled surrounds. Radiator. Understairs storage cupboard. Double glazed window to the front elevation.

Lounge

11' 8" x 14' 10" (3.55m x 4.51m)

Double glazed rear window with wonderful views. Radiator. Laminate wood flooring.

First Floor Landing

Bathroom

8' 11" x 4' 11" (2.71m x 1.50m)

Fitted with a stylish modern white suite comprising; WC, wash hand basin with vanity unit and panelled bath with chrome shower over and shower screen. Wall mirror. Heated towel rail. Spot lighting. Double glazed rear window.

Bedroom 1

12' 2" x 9' 6" (3.71m x 2.90m)

Double glazed rear window with amazing views. Radiator.

Bedroom 2

12' 2" x 9' 6" (3.71m x 2.90m) + wardrobes

Double glazed window to the front elevation, with pleasant outlook. Radiator. Built in wardrobe with sliding doors. Door to the attic staircase with gas central heating boiler located at the foot of the stairs.

Attic Room

16' 0" x 14' 1" (4.87m x 4.29m) reduced head height

Three double glazed Velux windows make this a light and bright attic room. Eaves storage. Exposed beams. Radiator.

Location

The property is situated on Keighley Road, a short walk up from the town centre and being elevated there are wonderful rear views. The station is within approx 0.75 miles.

Council Tax

Band B

Calderdale MBC Council Tax – 01422 288003.

Tenure

We are advised that the tenure of this property is **Freehold**. There will be a Flying Freehold, as this is an overdwelling. Restrictive covenants and easements apply, please refer to the Title Deeds.

How To View This Property

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

Claire Sheehan Estate Agents

**Suite 3, Hawkstone House, Valley Road,
Hebden Bridge, HX7 7BL.**

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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.

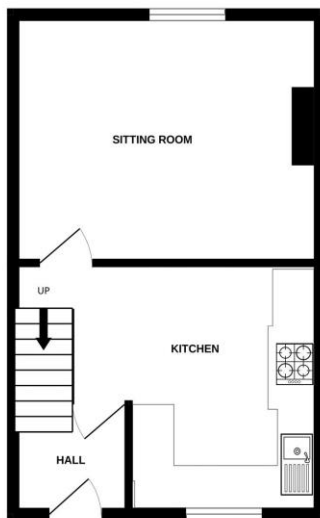
Claire Sheehan Estate Agents is a trading name of Moor Moves Limited, an independently owned and operated business. Reg No: 5990757 12 Market Street, Hebden Bridge, West Yorkshire HX7 6AD.

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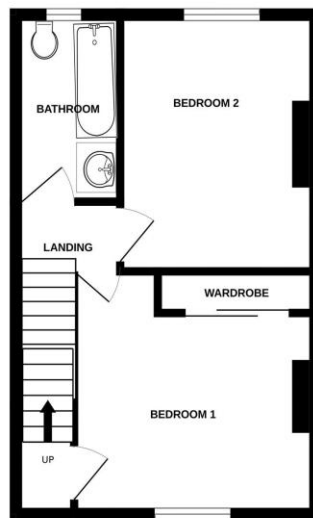
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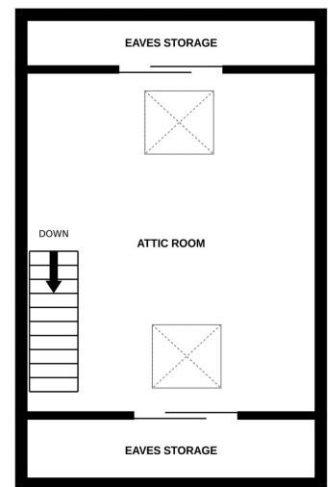
GROUND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR
328 sq.ft. (30.5 sq.m.) approx.



2ND FLOOR
314 sq.ft. (29.1 sq.m.) approx.



TOTAL FLOOR AREA : 980 sq.ft. (91.0 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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