



A mid terrace house with gardens, located on the hillside above Hebden Bridge and less than one mile from the town centre and station. This surprisingly spacious property comprises; entrance hall, lounge, separate dining room with patio doors, fitted kitchen, first floor bathroom with 4 piece suite, 2 double bedrooms plus a useful boarded loft space with Velux window. The rear garden is fully enclosed and paved for easy maintenance with decking to the lower level and useful outhouse/store. Double glazing and gas central heating system installed.

Available with No Chain.

EPC EER (TBC)



- Mid Terrace House With Garden
- Loft Space With Velux Skylight
- Fitted Kitchen
- No Chain
- 2 Double Bedrooms
- Spacious 4 Piece Bathroom
- Lounge & Dining Room
- EPC EER (TBC)

Accommodation:

All measurements are approximate

Location

Located within a small development of homes at Dodnaze, on the hillside above Hebden Bridge town centre. This location is close to countryside yet within approximately one mile of the local station and town centre facilities.

Entrance Hall

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

Lounge

13' 0" x 13' 5" (3.95m x 4.10m) max

Double glazed window to the front elevation. Radiator.

Dining Room

9' 10" x 7' 5" (3.00m x 2.25m)

Double glazed patio doors to the rear with garden views. Radiator. Archway to kitchen.

Kitchen

9' 10" x 8' 10" (3.00m x 2.70m)

Fitted with a range of modern design wall and base units with coordinated work tops and inset stainless steel single drainer sink. Part tiled surrounds and panelled ceiling. Wall mounted gas central heating boiler. Understairs storage cupboard. Double glazed rear window and stable type rear entrance door.

First Floor Landing

Double glazed window to the front elevation. Door to attic stairs.

Bedroom 1

10' 6" x 10' 5" (3.20m x 3.18m) max

Double glazed window to the front elevation. Radiator.

Bedroom 2

12' 8" x 8' 11" (3.85m x 2.72m)

Double glazed rear window with distant views. Radiator.

Bathroom

9' 4" x 7' 4" (2.85m x 2.23m)

A spacious bathroom fitted with a four piece white suite comprising; pedestal wash hand basin, WC, corner shower enclosure and corner bath. Part tiled surrounds. Chrome heated towel rail.

Loft Space

A very useful loft space, floored and boarded with built-in cupboard and double glazed Velux skylight.

Gardens

There is a small garden to the front and an enclosed patio garden to the rear. The rear garden also has a lower level with pebbles and decking and a useful covered store area. There is gated access to the rear access lane.

Directions

From Hebden Bridge town centre, take the Birchcliffe Road, which is just off Commercial Street. Head up the hill and follow this road round to the right. Proceed for almost a mile and then take a left hand turning into the Dodnaze estate, then left onto Hirst Grove. Number 29 is located towards the far end on the lefthand side.

Tenure

This is a Freehold property. Restrictive covenants and easements apply, please refer to the Title deeds.

Council Tax

Band

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.

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.

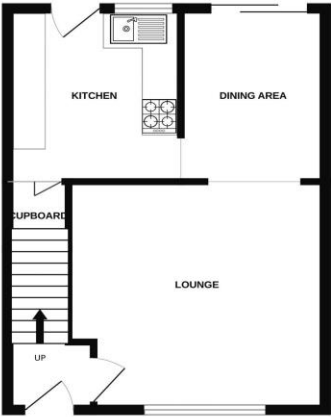
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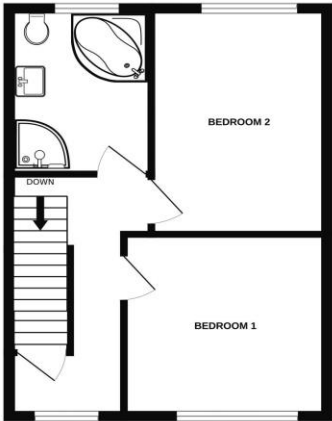
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29 Hirst Grove, Dodnaze, Hebden Bridge, West Yorkshire, HX7 8DN

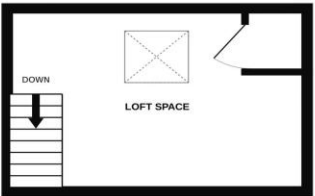
GROUND FLOOR
375 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



2ND FLOOR
161 sq.ft. (15.0 sq.m.) approx.



TOTAL FLOOR AREA : 918 sq.ft. (85.3 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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