



# 18 UNION STREET

HEBDEN BRIDGE, HX7 8BQ

£175,000  
LEASEHOLD

18 Union Street is a modern and open-plan one-bedroom ground floor apartment which offers a spacious living accommodation. With an elevated position, the apartment overlooks Hebden Bridge and is just a short walk from its centre. Offered with no chain.



## 18 UNION STREET

Situated in the heart of Hebden  
Bridge Location | Close to all Local  
Amenities | No Chain | Ground Floor  
Apartment | Stunning Location |  
Tucked Away | Fantastic  
Opportunity | Modern Throughout |



With a focus on efficiency, this modern design concept consists of a single, open-plan room which incorporates furniture to differentiate between each 'room', removing the need for internal walls.

The property includes:

**LIVING AREA:** A cosy area with large windows allowing the room to be bright and welcoming.

**KITCHEN:** A modern style kitchen with ample storage units.

**DINING AREA:** Is currently being used as study but has opportunity for a dining table and chairs.

**BEDROOM:** A spacious bedroom which flows nicely into the **SHOWEROOM** and storage area where there are built-in wardrobes/cupboards.

## HANSONS' OPINION

This modern design concept consists of an open-plan layout which allows each room to flow into the next. These studio flats are designed to maximise space effectively and are ideal for individuals or couples looking for a compact living space in a convenient location. Its modern décor leans towards functionality, with the black and white colour scheme adding a touch of elegance. The central location in Hebden Bridge offers an easy access to amenities, shops, public transport, making it a desirable choice for those seeking a vibrant urban lifestyle.

## 18 UNION STREET



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	39 E	52 E
21-38	F		
1-20	G		



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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Directions: The flat can only be accessed by foot. From Hebden Bridge centre continue down New Road then turn left onto Commercial Street. Turn right onto Union Street and the property is on the right.



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