



20 UNION STREET

HEBDEN BRIDGE, HX7 8BQ

£175,000
LEASEHOLD

20 Union Street offers a modern and open-plan layout to potential buyers. Situated a short walk to Hebden Bridge Town Centre, the property is set close to all local amenities and proves a wonderful property for those seeking modern living in a vibrant location.

**HANSONS**
THE PROPERTY PEOPLE

20 UNION STREET

Situated in the heart of Hebden Bridge

Close to all Local Amenities

Spacious & Modern Throughout

Open-plan Design

Underfloor Heating

Council Tax B



This unique property incorporates a modern, open-plan design concept which utilizes furniture as internal dividers and removes the necessity for enclosed rooms or dividing walls. This layout, combined with the ground floor dual aspect windows, ensures the property feels spacious throughout.

Kitchen Space:

The kitchen is equipped with a large worktop with a white ceramic sink. Appliances are stored on top of the worktop. An abundance of mounted cabinets provide storage space for kitchen essentials. The kitchen unit also doubles as a breakfast bar to provide an alternative dining option.

Living Room Space:

The living room is currently occupied by a single large sofa which provides the main interface between all ground floor 'rooms', removing the need for traditional dividers. The space could easily be adapted to incorporate additional furniture.

Dining Room Space:

Cohesive with the living room, the dining room has a large south-westerly facing window which provides the rooms natural light. Currently, a small table provides a space to work from home but could comfortably be increased for hosting guests.

Mezzanine:

Moving up a set of wooden stairs, the mezzanine hosts the bedroom and shower room. With a glass balcony and sky light providing natural light, the mezzanine feels spacious and light.

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	45 E	50 E
21-38	F		
1-20	G		

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HANSONS' OPINION

Here at Hansons, we acknowledge the apartment as ideal for individuals or couples looking for a compact living space in a convenient location. Its modern décor leans towards functionality, with a cohesive colour scheme throughout 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.

Bedroom:

Comfortably housing a double bed, the bedroom offers ample space for potential buyers to manoeuvre and make their own, with room for additional storage and furniture. The wardrobe is utilised as a room divider, effectively separating the bedroom and shower room.

Shower Room:

Flowing from the bedroom, the shower room boasts a standalone sink unit, equipped with storage and an LED mirror. The shower room proves a functional space.

External:

Accessed via the ground-floor, the property offers an outside space, currently housing a storage unit and a table and chairs – a lovely space to enjoy outdoor living.

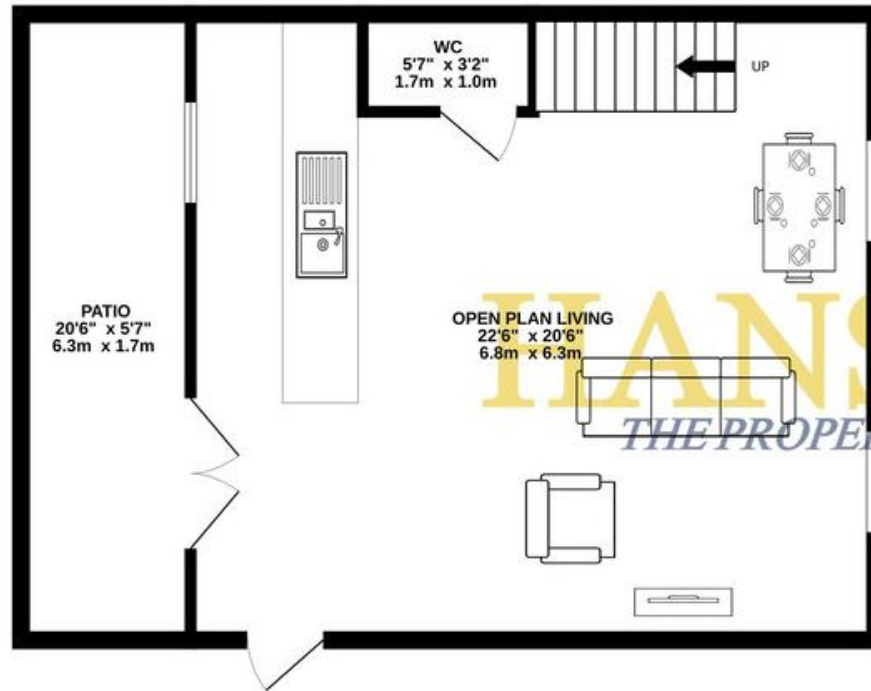
Directions:

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, up a small set of stairs.

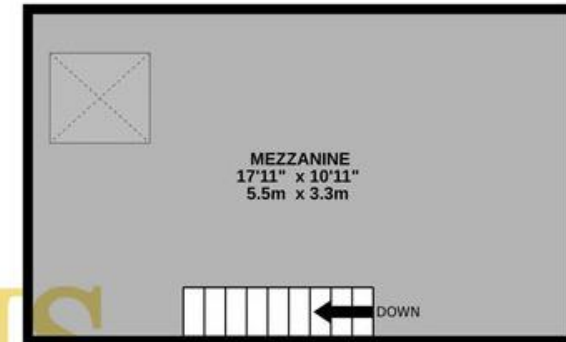
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GROUND FLOOR
575 sq.ft. (53.4 sq.m.) approx.



1ST FLOOR
194 sq.ft. (18.0 sq.m.) approx.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

