



10 DUCK HILL

HEBDEN BRIDGE, HX7 8RD

£230,000

Situated in an exceptional location, Duck Hill affords panoramic views of the surrounding countryside. Comprising three bedrooms and a large south-facing garden, the 1800's build offers potential buyers a property full of character.



10 DUCK HILL

3 Bed Cottage

Beautiful Location

Stunning Views

Large South Facing Garden

Gas Central Heating

Modern Shower Room

Surrounded by Countryside

Designated Laundry Room



External:

Externally, the property offers a small front patio with central garden bed and a large south-facing rear garden. The rear garden is arranged in tiers, two grassed tiers and one fit with a dark wooden decking. The decked area provides space for outdoor seating and also accommodates both a garden shed and greenhouse. Panoramic views of the surrounding countryside can be observed from all external areas. Parking is available across the road.

Kitchen/Diner:

The kitchen/diner offers a great space for both dining and entertaining guests. The kitchen has ample white wall and base units with a grey marble effect worktop and is equipped with an integrated fridge/freezer, dishwasher and gas oven/hob. Dark grey tiles throughout the kitchen which then leads into the utility room. Currently with washer, dryer and metal sink, the utility room serves as a hub for household chores and offers extra storage space. The rear garden is directly accessible from the utility.

First floor:

Bedroom 1:

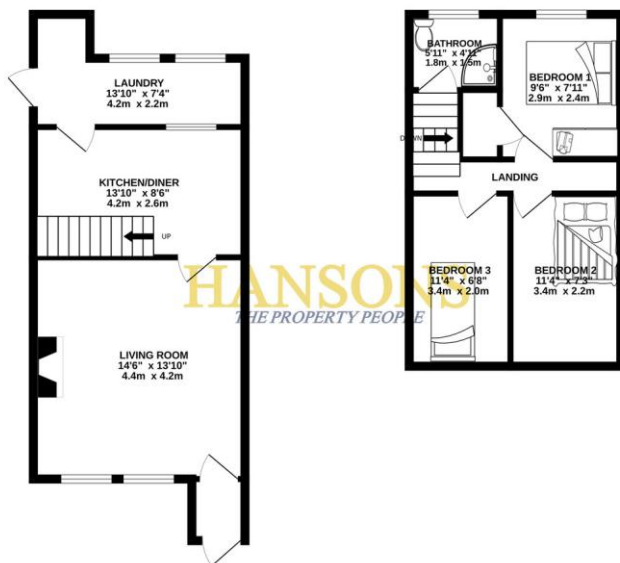
Bedroom one is a spacious double with brown carpet and cream walls. Storage is available in the form of a large built-in wardrobe, fit with floor to ceiling mirrored doors. More storage is available in the alcove as there is a storage cupboard.

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GROUND FLOOR
399 sq.ft. (37.1 sq.m.) approx.

1ST FLOOR
319 sq.ft. (29.8 sq.m.) approx.



Directions:

From Hebden Bridge train station, travel around 200m before turning left onto Burnley Road. Immediately, bear right onto Commercial Street. Continue on for around 2 miles, as Commercial Street becomes Keighley Road. Directly before the junction between Keighley Road and Purprise Lane, the property is on the right-hand side.

Bedroom 2:

Bedroom two is the property's second double bedroom. The room's standout feature is its large window which affords picturesque views of the neighbouring landscape.

Bedroom 3:

Currently used as a storage solution, bedroom three could accommodate a single bed and would be suited to a child's bedroom. Alternatively, it could be adapted to become a home office or walk-in wardrobe with beauty station- the room can be adapted to suit the buyer's needs.

Bathroom:

The family bathroom presents a modern interior with a dark brown tiled floor, grey tiled walls and white accents throughout. It is equipped with WC, freestanding vanity with washbasin and storage and a walk-in waterfall shower. Storage is available within the vanity unit and the wall-mounted mirror cabinet.

Location:

Located a short distance from Hebden Bridge centre, the property affords easy access to all essential amenities and transport links. Immediately, the property is surrounded by countryside and lends to a more peaceful lifestyle. A breadth of walking routes and picturesque scenery is available on its doorstep.



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Hanson's Opinion:

Hansons are proud to bring to market this gorgeous cottage, it is situated in a beautiful location offering stunning views of the countryside with its south facing rear garden this cottage would be ideal for someone who loves to relax in the sun. The cottage would be ideal for someone downsizing or equally as the cottage houses 3 bedrooms it would also make a lovely family home. With amazing walking routes and bus links to Hebden Bridge Town it is in the perfect location.