

King Street, Hebden Bridge HX7 6LX



welcome to

King Street, Hebden Bridge

After some modernisation, this property could be your ideal family home benefiting from three bedrooms, kitchen/diner, lounge, bathroom and on street parking. Call NOW to arrange a viewing for this property with potential!













Lounge

14' 4" x 13' 10" ($4.37m \times 4.22m$) The lounge is a generous sized room that benefits form a double glazed window to the front, raised electrical outlets, central heating radiator, gas fireplace and ceiling light point.

Kitchen/ Diner

11' 3" x 10' (3.43m x 3.05m)

The kitchen/diner is another good sized room that benefits from wood effect flooring, wooden wall and base units, tiled splashback, stainless steel sink and drainer, double glazed window tot he rear providing ample natural light and lovely views, gas oven and hob, space/plumbing for appliances, space for fridge/freezer, central heating radiator, raised electrical outputs, boiler, storage cupboard, stairs to cellar and ceiling light point. This room will accommodate a dining table and chairs.

Bedroom One

12' 8" x 8' 3" (3.86m x 2.51m)

The first bedroom is a useful space that could be utilised as a study/at home office or additional storage. Benefiting from a central heating radiator, ceiling light point and double glazed window to the rear and en suite.

The en suite benefits from a bath, tiled walls, double glazed frosted window to the rear, wash hand basin, storage cupboard and ceiling light point.

Bedroom Two

24' 9" x 13' 8" (7.54m x 4.17m) Bedroom two is located in the attic and is generous in size. Benefiting from a ceiling light point, velux skylight, and exposed wooden beams. This room could be made into a wonderful space with ample possibilities.

Bedroom Three

11' 5" x 11' 3" (3.48m x 3.43m) The third bedroom is a good sized double room that comprises of a double glazed window to the front, ceiling light point and central heating radiator. This room will accommodate a double bed and usual



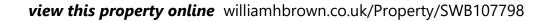
bedroom furniture.

W.C

The WC comprises of a ceiling light point, double glazed frosted window to the front and WC.

External

Externally the property offers on street parking as well as benefiting from new guttering in July 2023.





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King Street, Hebden Bridge

- Attention Investors!!
- Three Bedroom Mid Terrace
- In Need Of Modernisation
- Ideal Location
- Property With Potential

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£140,000



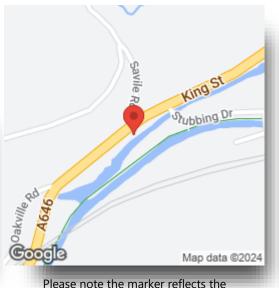


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Property Ref: SWB107798 - 0007 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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postcode not the actual property

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