



**WAINHOUSE**  
PROPERTIES



## 1-3 CASTLE LODGE HEBDEN BRIDGE

**£270,000**

Welcome to Castle Lodge in the charming town of Hebden Bridge! This delightful end terrace house boasts a generous 1,313 sq ft of living space, perfect for a growing family. The property briefly comprises of a large dining room with kitchen and utility room, cosy living room with wood burning fire. Four bedrooms to the first floor with modern bathroom and separate WC. The house has been tastefully modernised while retaining its character features, adding a touch of charm to the contemporary design.

Externally the property benefits from off-road parking for two vehicles and a raised decked seating area. Located in a sought-after area, this property offers not just a home, but a lifestyle. Enjoy the tranquillity of Hebden Bridge while having all the modern amenities at your fingertips. Don't miss this opportunity to own a piece of this vibrant community. Castle Lodge awaits its new owners - could it be you?



### Entrance

Access via a uPVC front door with staircase to the first floor and door to:

### Kitchen Diner

Spacious dining room with feature fireplace housing a wood burning stove fire. Exposed beams, solid wood flooring and double glazed windows to the front. To the rear of the dining room is an open archway to the modern fitted kitchen having matching wall and base units with complementary work surfaces incorporating an inset sink basin with drainer and mixer tap. Integrated appliances include an electric oven, hob and extractor overhead. Double glazed windows to the rear, under stair storage cupboard and door to the utility room.

### Living Room

Another spacious reception room with feature fireplace housing a wood burning stove fire. Original stone flooring, double glazed window to the front, radiator and door to the utility room.

### Utility Room

With fitted units and work tops. Plumbing for a washing machine and space for a dryer. Rear access door.

### First Floor

With radiator and loft access point .

### Bedroom One

Large double room with double glazed window to the front and radiator.

### Bedroom Two

Further double with double glazed window to the front and radiator.

### Bedroom Three

Double room with double glazed window to the rear and radiator.

### Bedroom Four

Singe room with double glazed window to the front and radiator.

### WC

Comprising of WC, wash basin, frosted double glazed window, partly tiled walls and wall mounted mirrored cabinet.

### Bathroom

Modern three piece suite comprising of WC, wash basin and clawfoot bath with rainfall shower over head. Frosted double glazed window to the rear. Part tiled walls and tiled flooring, chrome heated towel rail and wall mounted mirrored cabinet.

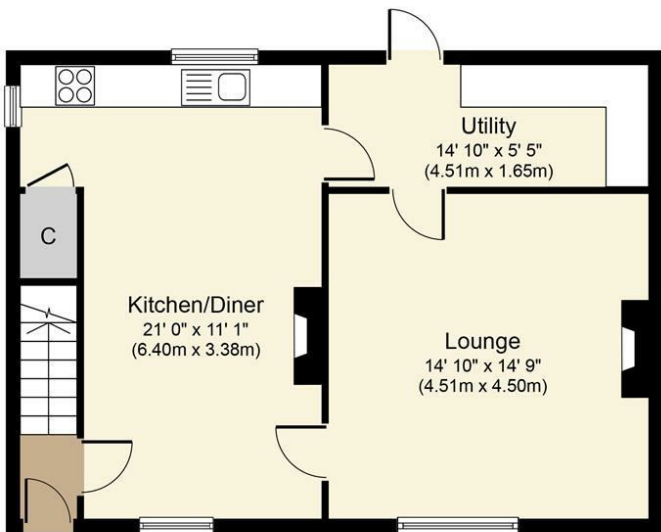
### External

To the side of the property there is a driveway for two vehicles. To the rear there is a paved patio area allowing access to the driveway and wooden steps leading to a raised decked seating area.

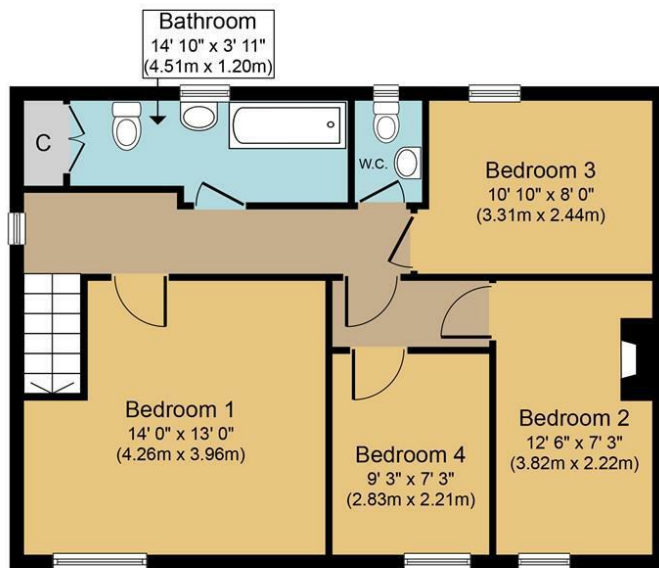








**Ground Floor**  
Approximate Floor Area  
597 sq. ft.  
(55.5 sq. m.)



**First Floor**  
Approximate Floor Area  
597 sq. ft.  
(55.5 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		47	85
		EU Directive 2002/91/EC	

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

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