

# Chapters



## 22 BOND STREET HEBDEN BRIDGE

£185,000

Situated in the heart of the popular town of Hebden Bridge, this charming house on Bond Street offers a delightful blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat in a vibrant community. The property briefly comprises Living room, kitchen, storage cellar, bedroom and bathroom to the first floor and second bedroom to the top floor. The layout of the house is practical, ensuring that every corner is utilised effectively. Hebden Bridge is renowned for its picturesque scenery and artistic community, making it a sought-after location for those who appreciate both nature and culture. The town boasts a variety of local shops, cafes, and restaurants, all within easy reach, ensuring that you have everything you need right at your doorstep. This house on Bond Street presents an excellent opportunity for anyone looking to settle in a vibrant and friendly neighbourhood. With its appealing features and prime location, it is a property not to be missed. Whether you are looking to buy or rent, this home offers a wonderful chance to experience the charm of Hebden Bridge living.





• HIGHLY SOUGHT AFTER AREA • TWO DOUBLE BEDROOMS • MID-TERRACE  
PROPERTY • GOOD SIZED LIVING ROOM

### Living Room

Spacious living room with wooden front access door, built in storage unit, feature fireplace with inset gas fire, fitted shelving, radiator, door to:

### Kitchen

Having fitted wall and base units with stainless steel sink and drainer. Space for a freestanding oven and under counter fridge. Double glazed window to the front, staircase to the first floor and access to:

### Cellar

Good storage space with power, lighting and plumbing for a washing machine.

### Landing

With staircase to the second floor and door to:

### Bedroom One

Good sized double bedroom with double glazed window to the front and radiator.

### Bathroom

Good sized three piece white suite comprising WC, wash basin and bath with electric shower over. Frosted double glazed window, radiator and fitted cupboard housing the boiler which was installed in 2024.

### Bedroom Two

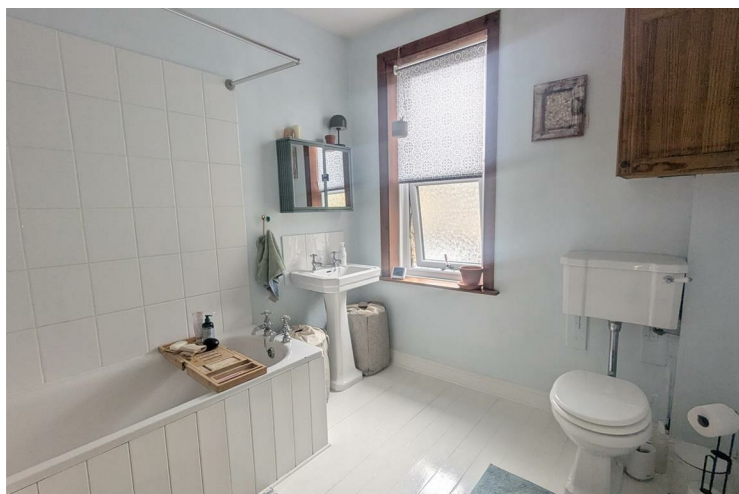
Large, bright room with skylight window, exposed beams, feature chimney breast, wooden flooring and radiator

### External

The property has a quaint little seating area to the front of the property.



- CELLAR PROVIDING STORAGE AND UTILITY SPACE • SPACIOUS THREE PIECE BATHROOM • SET OVER THREE FLOORS • CLOSE TO LOCAL AMENITIES • NO UPWARD CHAIN





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) <b>A</b>	<b>57</b>	<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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