

Chapters



1 ACORN CLOSE. OAKVILLE ROAD
HEBDEN BRIDGE

£399,950
FREEHOLD

Situated on the charming Oakville Road in the picturesque town of Hebden Bridge, this spacious family home offers an exceptional living experience. With five well-proportioned bedrooms and three modern bathrooms, this property is perfect for families seeking both comfort and convenience. The versatile layout of the house allows for a variety of living arrangements, making it easy to adapt the space to suit your family's needs. The property briefly comprises open plan kitchen, dining living space and cloakroom to the lower ground floor. Bedroom, bathroom and integral garage to the ground floor, three bedrooms and bathroom to the first floor and bedroom with en-suite to the second floor. One of the standout features of this property is its large garden, a rare find in the area, providing ample outdoor space. Additionally, the convenience of off-road parking ensures that you will never have to worry about finding a space for your vehicle. Situated in a sought-after area, this home is close to local amenities, schools, and the stunning natural beauty that Hebden Bridge is renowned for. This property truly represents a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a spacious family home. Don't miss the chance to make this delightful house your new home.



• SUBSTANTIAL FAMILY HOME • FIVE BEDROOMS • SET OVER FOUR FLOORS • TWO BATHROOMS, EN-SUITE AND CLOAKROOM

Entrance Hallway

Access via a composite front door with staircase to the first floor, double glazed window to the side and door to:

Integral Garage

Having an electric roller door, power, lighting and plumbing for a washing machine.

Bathroom

Three piece suite comprising WC, wash basin and paneled bath with shower over head. Fully tiled walls and flooring, chrome heated towel rail, spot lighting and extractor fan.

Bedroom Five/ Living Room

Currently used as a living space but could easily be a bedroom with radiator and double door opens onto a balcony area.

Lower Ground Floor

With double glazed window to the side, radiator and door to:

WC

Modern suite with WC, wash basin and tiled flooring.

Kitchen

Modern kitchen with matching wall and base units incorporating two circular sinks and kitchen island. Integrated appliances include double oven, microwave, dishwasher, wine fridge, fridge freezer and a washer/dryer. Frosted double glazed window to the side, radiator and open plan to:

Open Plan Dining, Living Space

Spacious, bright room with inset spot lighting, radiator,

under stair storage space and two sets of double doors that open out to the rear garden.

First Floor

Bedroom One

Double room having double doors opening onto a Juliet balcony, radiator and door to:

Bathroom

Jack and Jill bathroom comprising WC, wash basin and paneled bath with shower over head. Chrome heated towel rail and fully tiled walls and flooring.

Bedroom Two

Further double room with two double glazed windows to the front and radiator.

Bedroom Three

With double glazed window to the front and radiator.

Second Floor

Velux window and under eave storage space.

Bedroom Four

Double room with two velux windows, radiator, built in storage space and door to:

En-Suite

Comprising WC, wash basin and walk in shower cubical. Velux window, chrome heated towel rail and fully tiled walls and flooring.

External

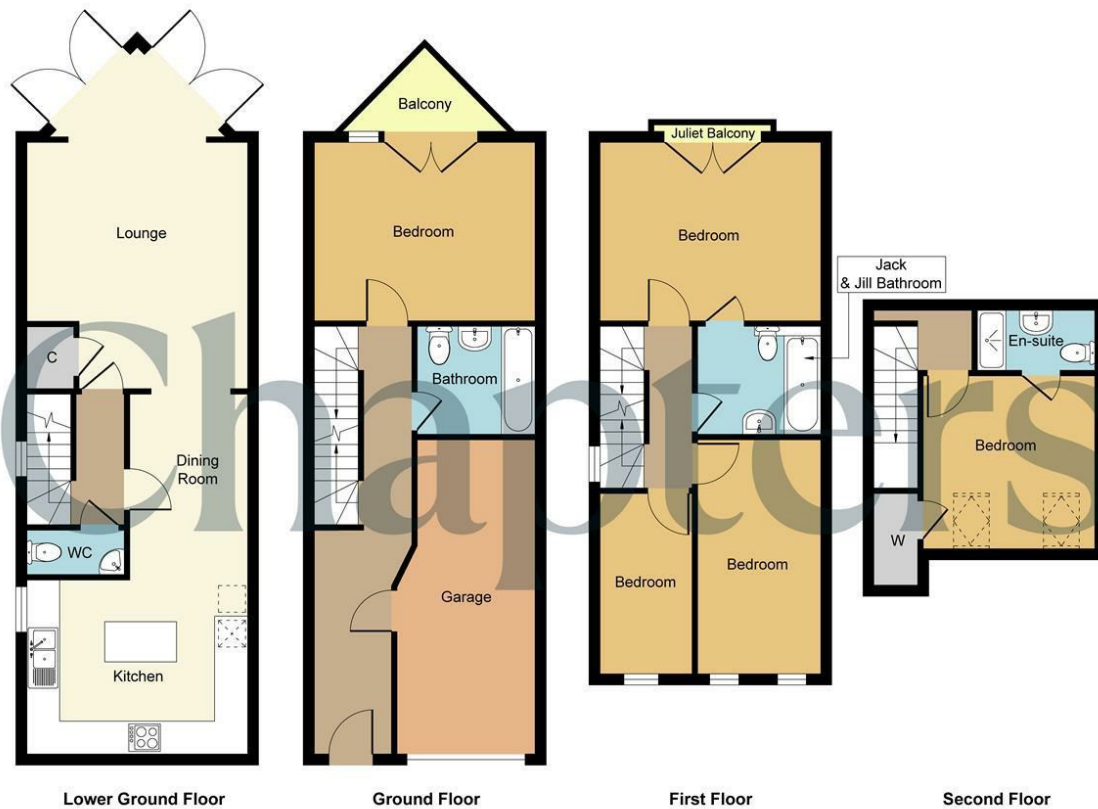
The property benefits from off-road parking with a block paved driveway to the front and to the rear accessed via



- INTEGRAL GARAGE • SPACIOUS OPEN PLAN KITCHEN, DINING, LIVING • LARGE GARDEN • OFF-ROAD PARKING

the lower ground floor is a paved seating area and large artificial lawn garden.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	88	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		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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