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Towngate, Heptonstall, Hebden Bridge, HX7 7NB

OIRO £285,000





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Character Duplex Property

2 Bedrooms + Study

2 Reception Rooms

Large Dining Kitchen & Utility

Modern Fitted Shower Room

Balcony Frontage & Church Views

Central Village Location

No Chain - Grade II Listed

Located on the cobbled streets of Heptonstall village, with wonderful church views to the rear, this quirky character property must be seen to be appreciated. Accommodation is to the ground and lower ground floor of this impressive Grade II Listed building, which dates back to 1730. Living accommodation on the ground floor level features plantation style wooden window shutters and includes a reception/living room, cosy sitting room, stylish fitted dining kitchen and a sizeable utility room. The bedrooms, generous study and modern shower room are located to the lower ground floor where all rooms feature barrel vaulted ceilings. Gas cental heating system installed. Small balcony frontage. Available with No Chain. Viewing essential.

Accommodation:

All measurements are approximate

Location

Enjoying a cobbled street setting in the heart of Heptonstall village with the Church yards located to the rear, accessed through a feature stone archway. This delightful conservation village has two local pubs, a village post office and store, tea rooms and village Primary School. There is a regular bus service to Hebden Bridge and a FREE village car park located a few hundred yards down the hill. The train station in Hebden Bridge is within approximately 1 mile.

Balcony Frontage

The front stoop or balcony, has metal railings and gated access to the front steps. It offers views along the cobbled main street and is a pleasant space to sit or place plants and pots. The external stonework has striking classical features and a timber panelled front entrance door opens through to the reception/living room.

Reception/Living Room

12' 2" x 11' 6" (3.71m x 3.50m)

Atrractive oak flooring. Multi-paned single glazed windows with plantation wooden shutters, to the front elevation. Victorian school radiators. Exposed ceiling beams. Open access to the sitting room and double, multi-paned doors, to the dining kitchen.

Sitting Room

11' 5" x 11' 9" (3.49m x 3.57m)

Single glazed multi-paned windows to the front elevation again with the plantation style wooden shutters. Stone fireplace. Attractive oak flooring. Exposed ceiling beams. Victorian school radiator. Built-in shelved store cupboard. Stairs down to the lower ground floor accommodation.







Dining Kitchen
11' 8" x 11' 1" (3.55m x 3.37m)
Multi-paned window to the rear elevation with plantation wooden window shutters and a wonderful church view. The spacious dining kitchen is fitted with a range of stylish wall and base units having oak work tops and inset single drainer sink with mixer tap. Fitted shelving provides additional storage. Integrated Neff electric oven and Bosch gas hob with cooker hood. Tiled splashbacks. Exposed stonework and wooden ceiling beams. Slate effect tiled flooring. Character old school radiator.

Utility Room
5' 10" x 9' 9" (1.77m x 2.97m) + recess
A sizeable utilty room with a continuation of the slate effect tiled flooring. Fitted with an extensive range of oak units with beech work tops. Integrated dishwasher. Plumbing for a washing machine and space for a dryer. Fitted sheving. Recess space ideal for a fridge freezer. Wall mounted gas central heating boiler. Part tiled surrounds. Multi-paned single glazed rear window with wooden shutters and church view. Exposed ceiling beams.

Lower Ground Floor Study
14' 1" x 9' 10" (4.29m x 3.0m) incl stairs
Feature open plan staircase to the lower ground floor accommodation opening directly into the study. All lower ground floor rooms feature barrel vaulted ceilings. The study has a tiled floor and radiator and is very spacious.

Bedroom 1
9' 10" x 9' 3" (3.00m x 2.83m) max incl wardrobes
Double glazed side window. Vertical radiator. Oak wardrobes to the recess, availabe by negotiation. Character barrel vaulted ceiling.

Bedroom 2
10' 2" x 9' 9" (3.10m x 2.96m) + wardrobe recess
Fitted wardrobe hanging rails and shelving to the recess. Radator. Double glazed window to a front light well. Vinatge style radiator. Character barrel vaulted ceiling.

Shower Room
Wooden latch door. Fitted with a modern three piece white suite comprising: saniflow WC, wash hand basin and step in shower enclosure. Radiator/towel rail. Extractor. Fitted cupbards and shelved recess. Part tiled surrounds and tiled floor.

Tenure
This is a Leasehold property, easements apply. The lease is 999 years commencing 1974 with a peppercorn, £1 PA ground rent.

Council Tax
Band A

Calderdale MBC Council Tax – 01422 288003.

Important: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us. You are advised to check the availability of this property before travelling any distance to view.

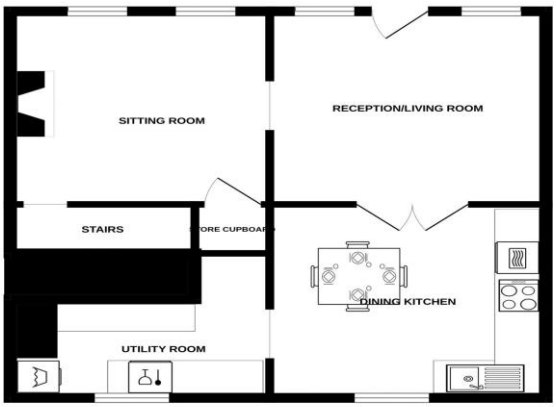
Claire Sheehan Estate Agents is a trading name of Moor Moves Limited, an independently owned and operated business.
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How To View This Property

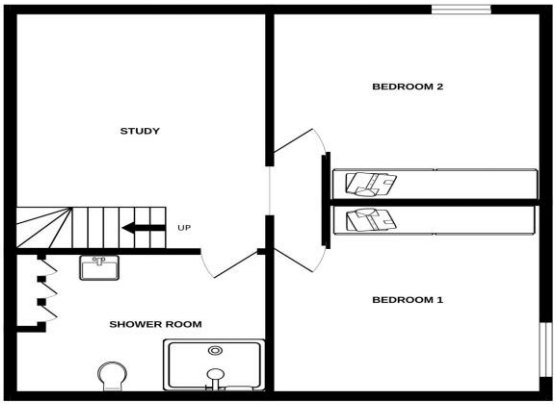
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

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GROUND FLOOR
520 sq.ft. (48.4 sq.m.) approx.



LOWER GROUND/BASEMENT
556 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 1076 sq.ft. (100.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. 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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