



A stone terrace over-dwelling located on the fringe of Hebden Bridge town centre, enjoying an elevated setting with southerly views to the rear from the kitchen and bathroom windows. This property is offered Chain Free and is sure to appeal to developers, investors and DIY enthusiasts. Although some improvements are required, double glazing and a gas central heating system are installed.

Comprising; living room, galley kitchen, first floor double bedroom and bathroom, second floor double bedroom with boiler cupboard. Pedestrian no-through street with use of a small outside area.



- Stone Terrace Over-Dwelling
- Scope for Improvements
- Double Glazed Windows & Door
- Handy For Hebden Bridge Centre
- Offered With No Chain
- 2 Double Bedrooms
- Gas Central Heating System
- EPC EER (TBC)

**Accommodation:**

*All measurements are approximate*

**Location**

Located just outside of Hebden Bridge town centre, to a slightly elevated setting.

**Living Room**

14' 5" x 13' 1" (4.40m x 4.00m)

Front entrance door and double glazed window. Stairs to the first floor landing.

**Kitchen**

14' 9" x 5' 9" (4.50m x 1.75m)

A galley kitchen with double glazed rear window. Fitted wall and base units. Inset stainless steel single drainer sink. Part tiled surrounds. Radiator.

**First Floor Landing**

Stairs to the second floor landing.

**Bedroom 1**

11' 6" x 13' 1" (3.50m x 4.00m)+ door recess

Double glazed window to the front elevation. Radiator.

**Bathroom**

8' 1" x 5' 8" (2.47m x 1.73m)

Modern three piece white suite comprising; panelled bath, WC and pedestal wash hand basin. Part tiled surrounds. Radiator. Double glazed rear window.

**Second Floor Landing**

**Bedroom 2**

13' 11" x 12' 8" (4.25m x 3.86m)

An attic bedroom with some reduced head height and double glazed Velux skylight. Radiator. Walk-in store cupboard housing the gas central heating boiler.

**Tenure**

This is a Leasehold property, with a 999 year lease commencing 1890 and a nominal ground rent.

**Directions**

From Hebden Bridge town centre proceed via Market Street onto the A646, heading towards Todmorden. Bankfoot is located just after the traffic lights, at the top of the hill and opposite the Fox & Goose pub.

**Council Tax**

Band A

Calderdale MBC Council Tax – 01422 288003.

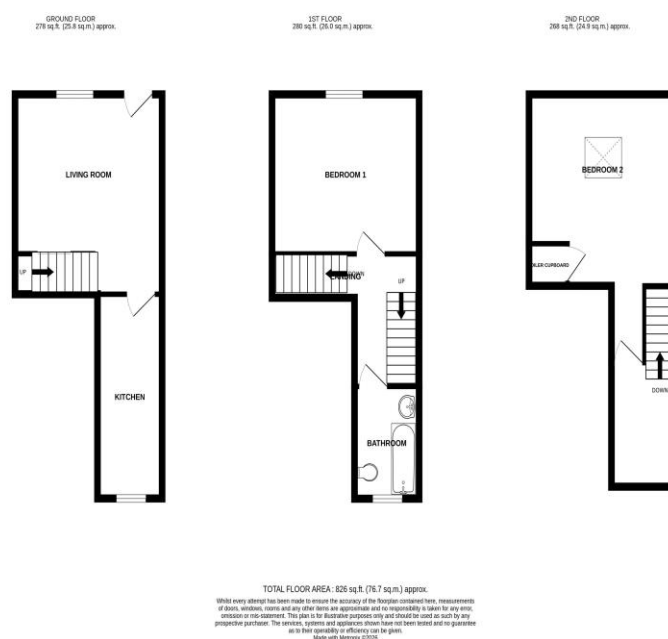
**How To View This Property**

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

**Claire Sheehan Estate Agents**

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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. Reg No: 5990757 12 Market Street, Hebden Bridge, West Yorkshire HX7 6AD.

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