



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)**

**Bankfoot Terrace,
Hebden Bridge, HX7 6BJ.**

£160,000

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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TOTAL FLOOR AREA: 826 sq ft. (76.7 sq m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. Prospective buyers are advised to make their own measurements and to have the services, systems and appliances shown have not been tested and no guarantee is given that they will be in working order when required. The services, systems and appliances shown have not been tested and no guarantee is given that they will be in working order when required. Made with Metropix 2020.



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