



Offered for sale with NO CHAIN, this modern semi-detached house is located within central Hebden Bridge and enjoys a sunny southerly outlook with the benefit of a long driveway, offering private off-road parking for 3 cars. Internally, the accommodation is double glazed with a gas central heating system installed. Comprising; entrance porch, open plan lounge, spacious dining kitchen, first floor bathroom, 2 bedrooms plus a box room which is suitable as a study or young child's bedroom. There are level gardens to both the front and rear. The property is conveniently located for town centre amenities and close to a wooded walk that leads to Midgehole and Hardcastle Craggs. EPC EER (67) D

- **Modern Semi-Detached House**
- **2 Bedrooms + Box Room/Study**
- **Southerly Outlook & Level Gardens**
- **No Chain**
- **Private Driveway - 3 Car Parking**
- **Generous Lounge & Dining Kitchen**
- **Gas Central Heating System**
- **EPC EER (67) D**

Accommodation:

All measurements are approximate

Location

Enjoying a level setting on the outskirts of Hebden Bridge town centre, and located on a no-through road. The local station is within approximately 0.75 miles and a nearby footpath offers a pleasant walk to Midgehole and Hardcastle Crag.

Entrance Porch

Double glazed front entrance porch with timber panelled door to the lounge.

Lounge

11' 9" x 16' 11" (3.57m x 5.15m) max incl stairs

A spacious lounge with double glazed windows and a sunny southerly outlook. Laminate flooring. Radiator. Decorative fireplace. Radiator. Open plan staircase to the first floor landing.

Dining Kitchen

10' 8" x 16' 11" (3.26m x 5.15m)

A spacious dining kitchen with quarry tiled flooring. Fitted wall and base units with an inset stainless steel single drainer sink and mixer tap. Part tiled surrounds. Plumbed for a washing machine. Cupboard housing the wall mounted gas central heating boiler plus walk-in understairs cupboard with light, providing good storage space. Radiator. Double glazed rear windows and rear entrance door.

First Floor Landing

Access to a part boarded loft space. Built-in storage cupboard.

Bedroom 1

11' 10" x 9' 6" (3.60m x 2.90m)

Radiator. Double glazed window to the front elevation, with a sunny southerly aspect.

Bedroom 2

10' 3" x 9' 7" (3.13m x 2.92m)

Double glazed rear window. Radiator.

Box Room/Bedroom 3

4' 4" x 7' 1" (1.32m x 2.15m) + door recess

Ideal as a nursery or young child's bedroom and also study. Built-in store cupboard. Double glazed window to the front elevation. Radiator.

Bathroom

6' 7" x 6' 11" (2.0m x 2.10m) max incl cupboard

Fitted with a three piece white suite comprising; WC, wash hand basin and panelled bath with electric shower over and shower screen. Part tiled surrounds and practical tiled floor. Built-in linen cupboard. Radiator. Double glazed rear window.

Rear Garden

Enclosed pave patio garden to the rear with high stone walled boundary. Gated access to a side passageway.

Front Garden

Paved patio area to the front, enjoying a sunny southerly outlook, with a level artificial lawn and low walling.

Driveway

A tarmac driveway provides private off-road parking for 2 vehicles. In addition, there is a third parking space at the bottom of the garden.

Tenure

This is a Freehold property. Easements and restrictive covenants may apply, please refer to the Title Deeds.

Directions

From Hebden Bridge town centre, proceed to the bottom of valley Road, opposite the Town Hall. Follow this road round to the left, onto Victoria Road. Take the second right then first left onto Spring Grove. Number 21 is located towards the end, on the right hand side.

Council Tax

Band C

Calderdale MBC Council Tax – 01422 288003.

Tenure

We are advised that the tenure of this property is **Freehold**. Please note we have not had sight of the title deeds and would always recommend buyers make their own checks.

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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How To View This Property

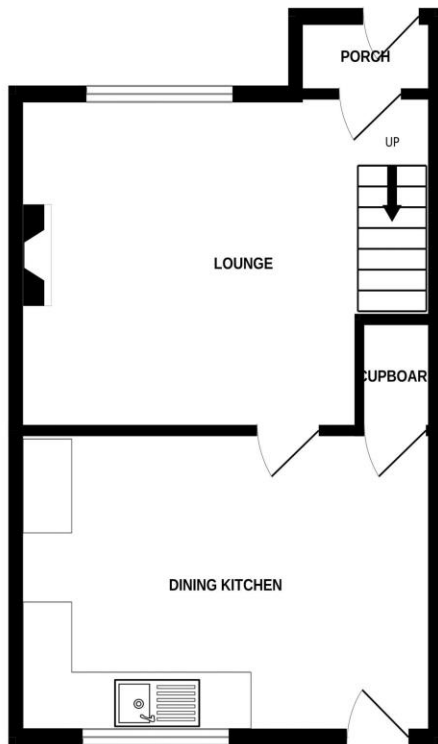
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

Claire Sheehan Estate Agents

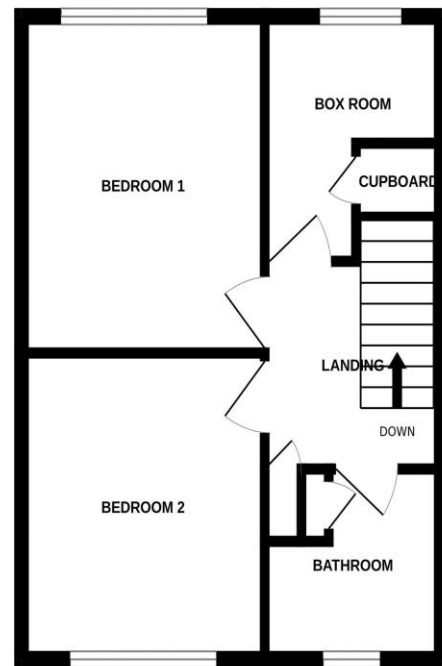
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Hebden Bridge, HX7 7BL.

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GROUND FLOOR
392 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 773 sq.ft. (71.9 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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