



Requiring modernisation and improvements, this stone terrace under-dwelling offers an excellent development project ideal for investors or First Time Buyers. Conveniently located on the fringe of Hebden Bridge town centre, within approximately 0.7 miles from the railway station. Accommodation includes a living room, breakfast kitchen, rear hallway, first floor double bedroom, adjoining dressing room or store which leads to the bathroom. There is a small garden frontage. Double glazing and a gas central heating system installed. Available with No Chain!

- Stone Terrace Under-dwelling
- One Double Bedroom
- Living Room & Kitchen
- No Chain
- Updating & Improvements Required
- Dressing Room/Store & Bathroom
- Small Garden
- EPC EER 71 C

**Accommodation:**

*All measurements are approximate*

**Garden Frontage**

Garden fronted with fenced boundary and an access pathway for neighbours.

**Living Room**

11' 10" x 13' 11" (3.60m x 4.23m)

Upvc front entrance door. Double glazed window. Radiator. Laminate flooring.

**Breakfast Kitchen**

11' 6" x 6' 7" (3.50m x 2.00m)

Fitted wall and base units with coordinated work surfaces and breakfast bar, Inset stainless steel single drainer sink. Part tiled surrounds. Radiator. Double glazed window to the front elevation.

**Rear Hallway**

With understairs storage and staircase to the first floor landing.

**Bedroom**

11' 11" x 14' 0" (3.63m x 4.26m)

Double glazed window to the front elevation. Radiator. Laminate flooring.

**Dressing Room/Store Room**

3' 8" x 6' 7" (1.13m x 2.00m)

**Bathroom**

7' 10" x 6' 7" (2.40m x 2.00m)

Fitted with a three piece white suite comprising panelled bath, WC and pedestal wash hand basin. Radiator. Double glazed window to the front elevation.

**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. To access the under-dwellings on Bankfoot Terrace, either use the steps at the end of the row or proceed around the back, turning left after Bankfoot House located on the corner into Mytholm Close.

**Tenure**

This is a Leasehold property and restrictive covenants apply. The 999 year lease commenced November 1890. There is a nominal ground rent payable.

**Council Tax**

Band A

Calderdale MBC Council Tax – 01422 288003.

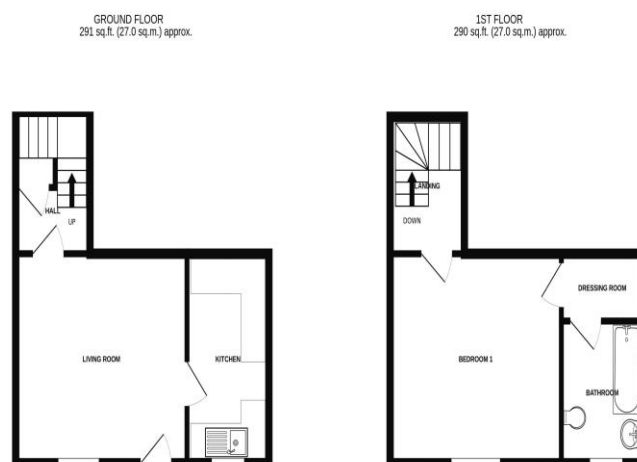
**How To View This Property**

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: 581 sq.ft. (54.0 sq.m.) approx.  
While 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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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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