



A stylish and very well presented, terrace house. Located in central Hebden Bridge, enjoying a sunny southerly outlook, just a short walk from town centre cafes, bars and shops. This beautiful home has accommodation arranged over three floors comprising; entrance hallway, lounge, modern fitted kitchen with built-in appliances, first floor bathroom, second bedroom and small utility room plus a second floor master bedroom with fitted wardrobes and an en-suite shower room. There is also a handy cellar and boarded loft with light. Double glazing, gas central heating system plus electric under floor heating installed. Viewing Essential.



- Much Improved 2 Bedroom Terrace
- Stylish Modern Fitted Kitchen
- First Floor Bathroom & Utility Room
- Central Location
- Master Bedroom With En-Suite
- Lounge With Feature Fireplace
- Sunny Southerly Outlook
- EPC EER (65) D

Accommodation:

All measurements are approximate

Location

Located on the outskirts of Hebden Bridge town centre and within approximately 0.75 miles of the local station, this is a very convenient setting with a level walk to town centre shops, cafes and bars. Victoria Road also enjoys a sunny southerly outlook and a footpath leading to Hardcastle Craggs can be accessed at the end of the street.

Entrance Hall

Stable type, front entrance door. Staircase to the first floor landing. Radiator. Oak internal door, with glazed insert, to the lounge.

Lounge

13' 3" x 12' 11" (4.05m x 3.94m) into recess

Feature inset fireplace with fitted storage and back-lit shelving to the chimney recess. Vertical radiator. Attractive wood flooring. Double glazed window to the front elevation. Understairs cellar access and built-in storage cupboards. Recess spot lighting. Ample power sockets, some with usb connections.

Kitchen

13' 0" x 7' 3" (3.97m x 2.20m)

Fitted with a stylish range of wall and base units having marble effect worktops with an inset copper coloured square sink and matching mixer tap. Integrated appliances include a slimline dishwasher, fridge freezer, electric oven, induction hob and a combi/microwave oven. Under-unit lighting and ceiling spot lights. Glass splashback. Under-floor electric heating. Double glazed window to a rear lightwell.

First Floor Landing

Oak internal doors plus space saving sliding door to the utility. Staircase to the second floor, master bedroom suite.

Bedroom 2

8' 4" x 10' 2" (2.54m x 3.10m)

Double glazed window to the front elevation, with a sunny southerly outlook. Vertical radiator. Attractive wood laminate flooring.

Bathroom

4' 7" x 10' 4" (1.40m x 3.14m)

A stylish modern bathroom fitted with a roll top bath having a glass shower screen, fixed rainfall shower and hand held adjustable attachment. WC and wash hand basin vanity unit. Tiled floor and attractive tiled surrounds. Back-lit and heated smart mirror. Electric under-floor heating and chrome heated towel rail. Extractor. Ceiling spotlights.

Utility Room

3' 8" x 5' 0" (1.12m x 1.53m)

Double glazed window to the front elevation. Wall cupboard housing the gas central heating boiler. Plumbing for a washing machine. Radiator.

Second Floor Landing

Master Bedroom

13' 1" x 13' 0" (4.00m x 3.95m) max into recess

A generous double bedroom with double glazed window to the front elevation enjoying distant, southerly views. Radiator. Fitted wardrobes and drawers to the recess. Access via a retractable ladder to a sizeable loft space, boarded for storage with a light. Sliding door to the en-suite shower room.

En-Suite Shower

7' 10" x 3' 5" (2.40m x 1.05m) max into recess

Modern en-suite comprising WC and wash hand basin vanity unit plus step-in shower enclosure with fixed rainfall shower and adjustable attachment. Under-floor heating and heated towel rail. Spotlights. Attractive tiled surrounds. Double glazed Velux skylight. Useful built-in cupboard.

Tenure

This is a Freehold property, easements apply, please refer to the Title Deeds.

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

Claire Sheehan

www.claresheehan-estateagents.co.uk

16 Victoria Road, Hebden Bridge, West Yorkshire, HX7 8JX

How To View This Property

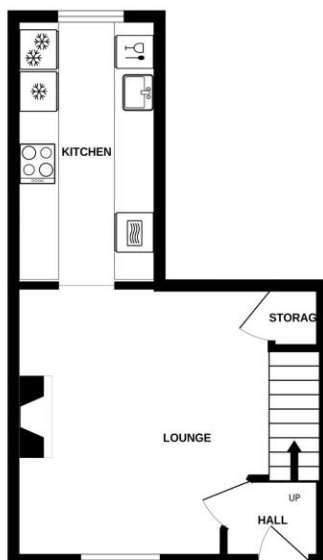
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

Claire Sheehan Estate Agents

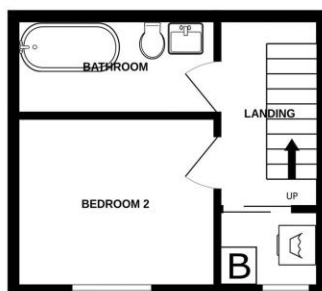
Suite 3, Hawkstone House, Valley Road,
Hebden Bridge, HX7 7BL.

eng@cs-ea.co.uk

GROUND FLOOR
294 sq.ft. (27.3 sq.m.) approx.



1ST FLOOR
205 sq.ft. (19.1 sq.m.) approx.



2ND FLOOR
198 sq.ft. (18.4 sq.m.) approx.



TOTAL FLOOR AREA : 697 sq.ft. (64.8 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.
Made with Metropix ©2025

