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**Wood Top, Hebden Bridge,
West Yorkshire, HX7 6JH**

OIRO £750,000



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Wood Top Bungalow, Wood Top, Hebden Bridge, West Yorkshire, HX7 6JH

Individual Detached Property

Large Gardens & Ample Parking

5 Bedrooms - 2 En-Suite Shower Rooms

Mains Gas Central Heating

Stunning Hillside Setting

Spacious Lounge/Dining Room

Ground Floor Bathroom & Cloaks/WC

Available Chain Free

An individually designed and constructed detached property located on the hillside above Hebden Bridge, surrounded by stunning Pennine countryside, yet just a 10 minute walk down to the station. This substantial property offers three bedroom bungalow style accommodation with 2 additional en-suite attic bedrooms. Whilst the decor and furnishings are a little dated, there is excellent potential here to create a truly splendid family home in such a wonderful location. The property has a large rear garden bordering fields and enjoys wonderful views. Mains gas central heating system installed and double glazed windows. No Chain. **EPC EER (69) C.**

Accommodation:

All measurements are approximate

Location

Enjoying a delightful semi-rural setting on the Hebden Bridge hillside, yet remaining close to the town centre and particularly handy for Hebden Bridge railway station (roughly a ten minute walk down). This secluded detached property is accessed via a private lane, off Wood Top Road and boasts stunning views from all aspects.

Entrance Porch

Recess stone porch with stepped access. Upvc double glazed front entrance door,

Hallway

A spacious entrance hall leading to an inner hallway. Built-in storage cupboard. Radiator.

Cloakroom

Housing a WC and wash hand basin. Radiator. Double glazed window.

Open Plan Lounge/Dining Room

14' 9" x 20' 6" (4.5m x 6.26m) + Dining Area

A spacious, light and bright L shaped lounge/dining room. The lounge area has double glazed windows to both the side and rear elevations. Radiator. Fireplace with open fire.

Dining Area

12' 0" x 10' 9" (3.65m x 3.27m)

Double glazed windows to both the front and side elevations. Radiator. Door to the kitchen.

Kitchen

11' 7" x 10' 8" (3.54m x 3.25m)

Fitted with a range of wall and base units having co-ordinated work surfaces with an inset stainless steel one and a half bowl single drainer sink with mixer tap. Integrated electric oven and gas hob. Plumbed for a dishwasher. Part tiled surrounds. Radiator. Double glazed window to the front elevation.





Utility Room

10' 7" x 7' 6" (3.23m x 2.28m)

Double glazed rear entrance door. Fitted wall and base units with a stainless steel inset sink and drainer. Plumbed for a washing machine. Tiled splashback. Wall mounted Worcester gas central heating boiler. Stairs to the first floor landing.

House Bathroom

11' 0" x 7' 8" (3.352m x 2.33m)

A spacious bathroom fitted with a four piece suite, comprising; panelled bath, WC, wash hand basin and step-in shower enclosure. Radiator. Part tiled surrounds. Double glazed window to the front elevation.

Bedroom 1

14' 1" x 12' 8" (4.30m x 3.86m) max dimensions

Double glazed windows to both the front and side elevations with scenic views. Radiator.

Bedroom 2

12' 6" x 14' 0" (3.80m x 4.27m)

Double glazed rear window. Radiator.

Bedroom 3

10' 7" x 8' 9" (3.23m x 2.67m)

Double glazed rear window. Radiator.

First Floor Landing

Double glazed Velux skylight to the rear elevation. Laminate wood flooring. Radiator. Access to eaves storage space plus a built-in storage cupboard and additional eaves cupboard housing the hot water cylinder.

Bedroom 4

13' 0" x 22' 1" (3.96m x 6.73m) max dimensions

A large double bedroom with double glazed side window plus double glazed Velux skylight. Wonderful views. Radiator. Recess ceiling spotlights.

En-Suite Shower Room

Fitted with a three piece white suite comprising; step-in shower enclosure with electric shower, WC and wash hand basin. Ceiling spotlights. Radiator. Part tiled surrounds. Double glazed Velux skylight.

Bedroom 5

13' 0" x 14' 7" (3.96m x 4.45m)

Double glazed side window plus double glazed Velux skylight. Wonderful views. Radiator. Recess spotlights.

En-Suite Shower Room

Fitted with a three piece suite comprising; step-in shower enclosure with electric shower, WC and wash hand basin. Radiator. Ceiling spotlights. Part tiled surrounds. Double glazed Velux skylight.

Directions

Wood Top Lane is accessed from the very bottom of Palace House Road, behind the railway station. This lane leads up through the woods, mostly single track, and Wood Top Bungalow can be found by taking a right at Wood Top Farm, passing through the cobbled courtyard and bearing right onto the private lane.

Gardens

The property enjoys a sunny south-easterly outlook and stands within secluded grounds, backing onto fields, with gardens extending predominantly to the side and rear.

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.

Parking

A tarmac driveway encircles the property, providing ample private parking.

Services

Mains gas, electricity and drainage are connected. There is a private water supply, Old Chamber Water.

Council Tax

Band F

Calderdale MBC Council Tax – 01422 288003.

Tenure

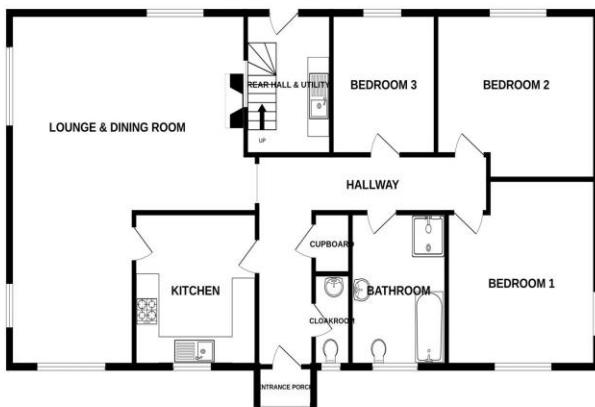
We are advised that the tenure of this property is **Freehold**. Please note we have not had sight of the title deeds and would always recommend buyers make their own checks.

How To View This Property

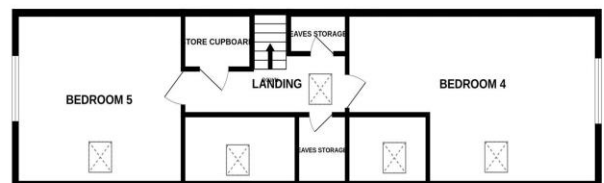
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

enq@cs-ea.co.uk

GROUND FLOOR
1371 sq.ft. (127.4 sq.m.) approx.



1ST FLOOR
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA : 2029 sq.ft. (188.5 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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