

# Claire Sheehan

Estate Agents  
01422 842007



**Caldene Avenue, Mytholmroyd,  
Hebden Bridge, HX7 5AF**

**OIRO £350,000**



Claire Sheehan Estate Agents  
Suite 3, Hawkstone House, Valley Road, Hebden Bridge, West Yorkshire, HX7 BL  
[www.claresheehan-estateagents.co.uk](http://www.claresheehan-estateagents.co.uk)

# 42 Caldene Avenue, Mytholmroyd, Hebden Bridge, West Yorkshire, HX7 5AF

**Period Semi Detached House**

**Sitting Room With Bay Window**

**Stylish Fitted Kitchen + Useful Cellar**

**Bathroom & Separate WC**

**Gardens & Driveway With EV Charger**

**Dining Room With French Windows**

**3 Bedrooms - Master With Shower**

**Available With No Chain**

A 1930's semi-detached house with a driveway and gardens, located within a popular residential area and offered with No Chain! This wonderful family home offers 3 bedroom accommodation. The ground floor comprises; entrance hallway, sitting room with bay window, which is open to a separate dining room, having French windows to the garden. There is a stylish fitted kitchen with appliances and a useful cellar. The first floor comprises 3 bedrooms, including 2 good doubles and the master with an en-suite shower. There is a character bathroom and a separate WC. Double glazing and a gas central heating system installed. The garden enjoys a southerly outlook and the side driveway has an electric car charger plus a large wooden storage shed.

**EPC EER (64) D**

## **Accommodation:**

*All measurements are approximate*

## **Location**

A popular residential location in Mytholmroyd, approximately a 5 minute walk from Mytholmroyd station and 1.25 miles from Hebden Bridge town centre and station. There is a pleasant canal side walk between Mytholmroyd and Hebden Bridge and families find Mytholmroyd a great location as there are a couple of Primary schools and also Calder High School within easy reach.

## **Entrance Hallway**

Composite front entrance door, echoing the original 1930's style with double glazed insert and side windows. Glazed internal doors. Staircase to the first floor landing. Side rear entrance door. Door to the cellar steps.

## **Sitting Room**

*11' 1" x 12' 4" (3.37m x 3.77m) + Bay*

A character sitting room with feature double glazed bay window. Tiled decorative fireplace. Ceiling cornice. Radiator. Open access to the adjoining dining room.

## **Dining Room**

*12' 8" x 11' 9" (3.87m x 3.58m) into recess*

A great room for entertaining having double glazed French windows opening into the rear garden. Radiator. Built-in cupboards to the chimney recess. Ceiling cornice.

## **Fitted Kitchen**

*7' 11" x 13' 9" (2.41m x 4.20m)*

A stylish modern fitted kitchen, having a range of white gloss wall and base units with contrast work surfaces and an inset stainless steel one and a half bowl sink with mixer tap. Integrated appliances include a fridge/freezer, electric oven and hob. There is plumbing for a dishwasher and washing machine. Wall mounted gas central heating boiler. Contrast tiled surrounds. Radiator. Two double glazed rear windows with garden views.





### Cellar

Useful cellar for storage.

### First Floor Landing

Double glazed side window. Loft access. Original style wooden panelled doors.

### Master Bedroom With Shower

*11' 2" x 9' 5" (3.40m x 2.87m) to chimney breast*  
Stained wooden floorboards. Double glazed window with distant valley views. Radiator. Built-in wardrobe. Door to an en-suite shower fitted with a walk-in shower enclosure and extractor fan.

### Bedroom 2

*12' 8" x 10' 8" (3.86m x 3.25m) to chimney breast*  
Double glazed rear window. Radiator. Built-in wardrobes and cupboards provide excellent storage.

### Bedroom 3

*8' 2" x 8' 3" (2.50m x 2.51m)*  
Double glazed window to the front elevation, with distant hillside views. Radiator. Stained wooden floor boards.

### Bathroom

*5' 2" x 7' 3" (1.58m x 2.21m)*  
A character bathroom, with attractive green tiling. Fitted with a heritage style pedestal wash hand basin plus wood panelled bath. Radiator. Double glazed side window.

### Separate WC

Housing a WC. Double glazed side window.

### Gardens

There is an established small garden to the front. The rear garden enjoys a southerly outlook with gated rear access and a wooden garden shed.

### Driveway

Providing private off-road parking with an EV charger. Large wooden shed.

### Tenure

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

### Directions

From Hebden Bridge town centre take the A646 Halifax Road and head towards Mytholmroyd. Take a right hand turning, just after the petrol station, into Caldene Avenue and number 42 is situated on the left hand side.

### Council Tax

Band C

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.

[enquiries@clairesheehan-estateagents.co.uk](mailto:enquiries@clairesheehan-estateagents.co.uk)

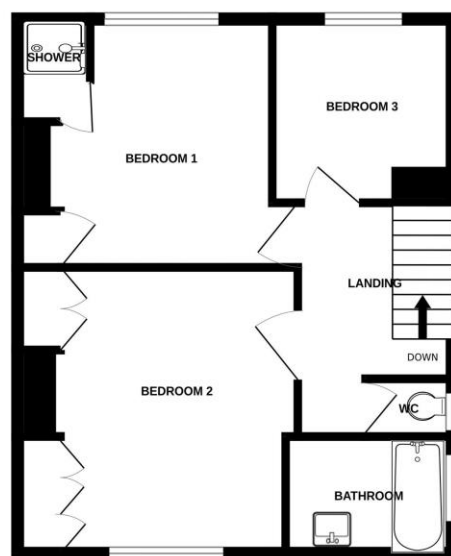
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Claire Sheehan Estate Agents is a trading name of Moor Moves Limited, an independently owned and operated business.  
Reg No: 5990757 12 Market Street, Hebden Bridge, West Yorkshire HX7 6AD.

GROUND FLOOR



1ST FLOOR



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