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**Co-operative Terrace, Heptonstall,
Hebden Bridge, HX7 7NE**

£270,000



Claire Sheehan Estate Agents
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3 Co-operative Terrace, Heptonstall, Hebden Bridge, West Yorks, HX7 7NE

Stone Terrace Cottage

Garden Opposite

2 Double Bedrooms

Popular Village Location

Wonderful Views

Victorian Style Shower Room

Useful Cellar/Utility

No Chain

A beautifully presented stone terrace cottage, located within the sought after conservation village of Heptonstall. This delightful cottage has a lovely little garden opposite and boasts amazing valley views. Briefly comprising; living room, modern fitted kitchen, useful cellar/utility space, first floor spacious shower room and double bedroom. To the second floor, you have a large master bedroom with dual aspect dormer windows offering wonderful valley and town views. Double glazing and gas central heating installed. Available Chain Free - viewing essential. **EPC EER (45)**

Accommodation:

All measurements are approximate

Location

Heptonstall is a delightful conservation village with narrow winding streets, snickets and alleyways. This property is located in the centre of the village, tucked away along a pedestrian only terrace consisting of just four houses. There is a Free car park just down the hill, a hundred yards or so, and a bus service to Hebden Bridge town centre which is within approximately 1 mile. The train station in Hebden Bridge provides excellent trans-Pennine links to Leeds and Manchester. Heptonstall village has a couple of pubs, village Post Office, store, tea rooms and Primary School, and of course the two historic churches.

Front Entrance

Gated access from Northgate onto Co-operative Terrace and pathway to the front entrance door. Timber panelled entrance door and single glazed fanlight.

Living Room

13' 11" x 12' 7" (4.24m x 3.84m) max dimensions
Double glazed windows to both the front and rear elevations. Attractive laminate wood flooring. Radiator. Staircase to the first floor landing. Sliding door to the kitchen.

Kitchen

11' 5" x 5' 2" (3.48m x 1.57m)

Fitted with a stylish range of wall and base units with coordinated work surfaces and an inset stainless steel sink with mixer tap. Integrated slim-line dish washer and eye level fridge. Attractive tiled flooring. Double glazed window to the front elevation. Door to the cellar steps.

Cellar/Utility Space

11' 5" x 4' 11" (3.47m x 1.49m)

Useful stone flagged cellar with base units and double wall cupboard. Plumbed for a washing machine. Cold water tap. Double glazed rear window.





First Floor Landing

Stairs continue to the second floor master bedroom.

Bedroom 2

13' 3" x 10' 4" (4.03m x 3.14m)

A generous double bedroom with a double glazed window to the front elevation with wonderful views. Radiator.

Shower Room

8' 2" x 7' 5" (2.48m x 2.27m)

Refitted with a Victorian style high level flush WC and pedestal wash hand basin plus walk in shower enclosure with electric shower. Plenty of space for a bath if desired. Radiator. Part tiled surrounds and tiled floor. Built-in shelved linen cupboard. Double glazed window to the front elevation.

Master Bedroom

13' 1" x 17' 11" (4.00m x 5.45m)

The master bedroom is located at the top of the house and has large, double glazed, dormer windows to both the front and rear elevations. This is a large, light and bright space with wonderful views of the surrounding countryside. Two radiators.

Garden

Delightful little garden opposite, laid to lawn with a fenced boundary and gated access. Distant hillside views.

Directions

There is a pleasant, though rather steep, footpath from Hebden Bridge centre to Heptonstall via The Buttress, a former packhorse trail. If travelling by car, use the turning circle to access Heptonstall Road and follow this road up the hill and into the village. As you approach the cobblestones, there is a visitors car park on the right hand side. Walk up the steps from the car park onto Towngate and then turn first right onto Northgate. Co-operative Terrace is the first right off here, with gated access.

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.

Council Tax

Band A

Calderdale MBC Council Tax – 01422 288003.

How To View This Property

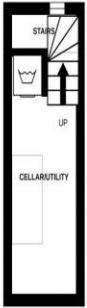
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

enq@cs-ea.co.uk

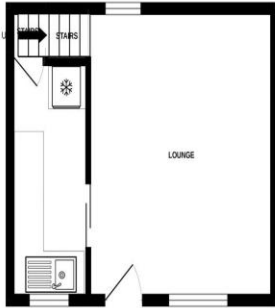
Important: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular 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.

BASEMENT
238 SQ. FT. (21.94 M²) APPROX.



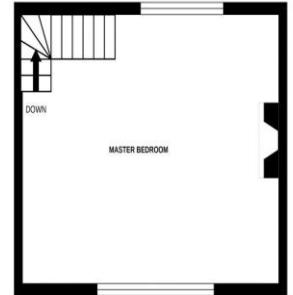
GROUND FLOOR
212.8 SQ. FT. (19.74 M²) APPROX.



1ST FLOOR
241.8 SQ. FT. (22.44 M²) APPROX.



2ND FLOOR
238.8 SQ. FT. (21.94 M²) APPROX.



3 CO-OPERATIVE TERRACE, HEPTONSTALL

TOTAL FLOOR AREA : 775 sq.ft. (72.0 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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