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Pleasant Villas, Hangingroyd Road, Hebden Bridge, HX7 6AH

Offers Over £550,000





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Pleasant Villas, 38 Hangingroyd Road, Hebden Bridge, West Yorks, HX7 6AH

Character 4 Bedroom Family Home

2 Reception Rooms & Stylish Kitchen

Large Basement Studio

Wonderful Town & Valley Views

Secluded Garden And Forecourt

Family Bathroom & Shower Room

Private Parking - Driveway & Garage

Central Location - Must Be Seen!

A substantial character property and a rare opportunity, this wonderful family home enjoys a central location in Hebden Bridge whilst boasting a secluded garden, off road parking and a garage! Many character features are retained and the accommodation includes an impressive entrance and inner hallway, sitting room, separate living/dining room with sunny views over Hebden Bridge, stylish fitted kitchen, ground floor WC & shower room. Self-contained basement studio and utility room. To the first floor are 4 generous bedrooms, a character family bathroom and separate WC. This distinctive property is beautifully presented, with southerly town and valley views to the rear. Must be viewed to be truly appreciated. **EPC EER (63) D**

Accommodation:

All measurements are approximate

Location

Conveniently located within central Hebden Bridge, towards the top of Hanging Royd Road, above the valley bottom. Pleasant Villas is handy for all town centre amenities and just a short walk, approximately 0.6 miles to the local station.

Front Entrance

A gated forecourt leads to the front entrance door with arched fanlight.

Entrance & Inner Hallway

An impressive entrance hallway, retaining the original plaster mouldings and ceiling cornice. Attractive tiled flooring. Door to the basement internal staircase. Radiator.

Sitting Room

15' 6" x 15' 3" (4.72m x 4.66m) into recess

A spacious sitting room with twin double glazed sash windows to the front elevation. Stained wooden floorboards. Ceiling cornice and rose. Decorative fireplace, with tiled inlay, wooden surround and open grate for real fires. Radiator.

Living/Dining Room

15' 6" x 11' 1" (4.73m x 3.38m)

A sunny room at the rear of the house with double glazed sash windows and wonderful views of the town and valley. Charming window seat. Stained wooden floorboards. Fitted shelving and storage to the chimney recess. Radiator. Ceiling cornice. Open access to the kitchen.







Kitchen
15' 6" x 8' 1" (4.73m x 2.46m)
Fitted with a range of stylish wall and base units with wood block and granite worktops and a stainless steel sink. Range type cooker with stainless steel splashback and chimney cooker hood. Plumbed for a slimline dishwasher. Ceiling spot lights. Radiator. Double glazed sash window to the rear with wonderful views. Fitted breakfast bar/divider. Attractive slate tiled floor.

Ground Floor Shower Room
Fitted with a step-in shower, WC and wash hand basin. Part tiled surrounds and tiled floor. Radiator. Double glazed rear window. Ceiling spot lights.

Basement Staircase
Single glazed side window at the foot of the stairs. Door to a self-contained basement studio.

Basement Studio
15' 5" x 13' 9" (4.70m x 4.20m) + storage recess
Currently an artist's studio, this space is very versatile and could provide a home office or additional bedroom. There is self-contained access via a UPVC front entrance door. Double glazed window. Built-in storage cupboards to the chimney recess. Wall mounted gas central heating boiler. Radiator.

Utility Room
15' 5" x 4' 7" (4.70m x 1.40m)
Double glazed window to the front elevation. Butler's style ceramic sink. Plumbed for a washing machine. Wooden base unit with worktop over. Stone shelves.

First Floor Landing
An impressive landing with a large light well to the ceiling. Wooden panelled internal doors.

Bedroom 1
16' 1" x 11' 11" (4.90m x 3.64m) into recess
Twin, double glazed sash windows to the front elevation, not overlooked. Stained wooden floorboards. Radiator.

Bedroom 2
16' 5" x 11' 3" (5.00m x 3.44m) into recess
Twin double glazed sash windows to the rear elevation with wonderful views. Radiator. Stained wooden floorboards.

Bedroom 3
16' 0" x 8' 1" (4.87m x 2.47m) into recess
Double glazed sash window with wonderful views to the rear. Radiator.

Bedroom 4
10' 7" x 7' 11" (3.22m x 2.41m) + door recess
Double glazed sash window to the front elevation, not over-looked. Stained wooden floorboards. Radiator.

Family Bathroom
11' 6" x 4' 7" (3.50m x 1.40m)
Fitted with a character white suite, comprising; roll top slipper bath, separate shower enclosure and wash hand basin with vanity cupboard beneath. Part tiled surrounds. Stained wooden floorboards. Ceiling spot lights. Heated towel rail.

Separate WC
Separate WC. Radiator. Double glazed side window.

Forecourt
Stone flagged seating area to the front of the house with metal railings and gated access. Access to the basement steps and also to a useful wooden shed.

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.

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Basement Stores
There are 3 outhouses, located beneath the forecourt. Please note that the neighbouring property has a right of way and use of the external basement steps.

Driveway & Garage
A private driveway is located opposite the house, on the corner with Mason Street. The driveway provides private off road parking for one or two cars and leads to a detached single garage. The garage has a pitched roof and up and over door.

Separate Garden Plot
Terraced into the hillside is a private garden plot, with stepped access opposite the house. The garden is very private and secluded with a wooden summerhouse and pebbled seating area.

Directions
From Hebden Bridge town centre, proceed onto Market Street. Turn right opposite the Co-op onto Hangingroyd Road. Proceed towards the top and Pleasant Villas are situated on the right hand side.

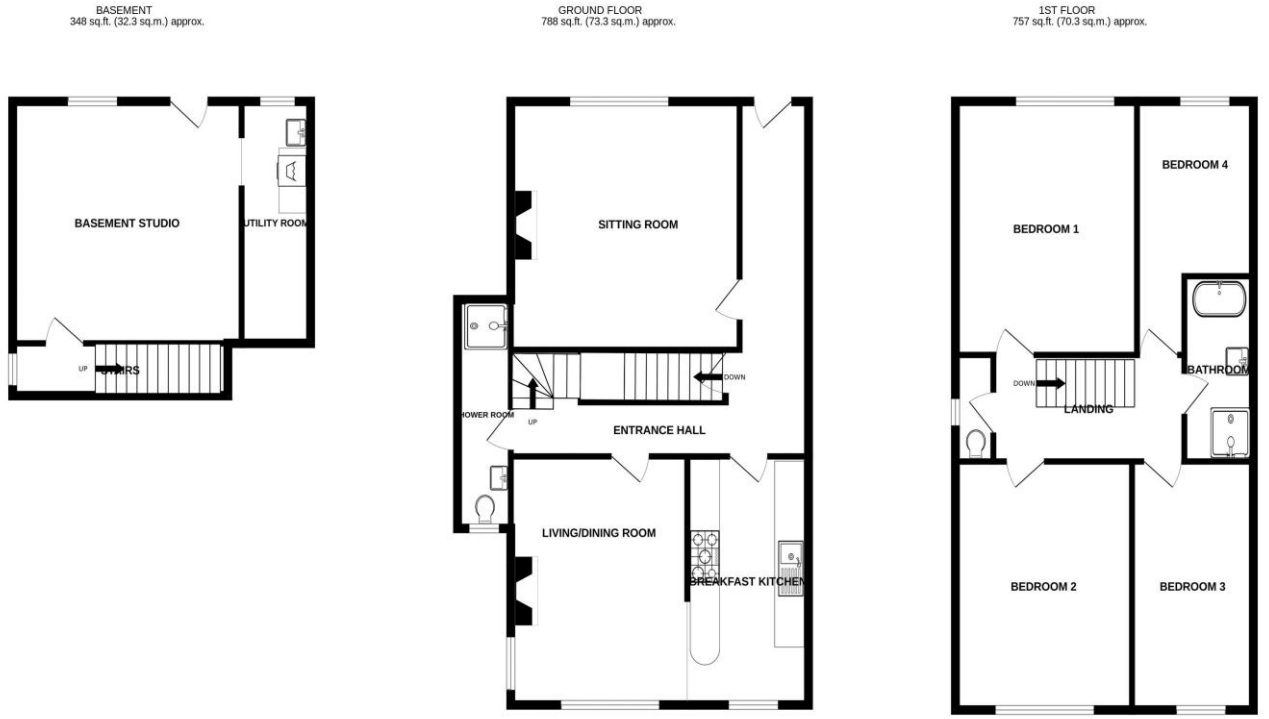
Tenure
This is a Freehold property, with separate Titles for the house & garden. Restrictive covenants apply, please refer to the Title Deeds.

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.

enq@cs-ea.co.uk



TOTAL FLOOR AREA : 1894 sq.ft. (175.9 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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