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Ragley View, Hebden Bridge, West Yorkshire, HX7 6DQ

OIRO £320,000





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2 Ragley View, Hebden Bridge, West Yorkshire, HX7 6DQ

3 Bedroom Family Home

Large Gardens, Wooded Backdrop

Front Garden With Parking

Spacious Dining Kitchen

Lounge With French Windows

Gas Central Heating System

Double Glazed

EPC EER (TBC)

A garden fronted town house, located within a popular residential area just outside of Hebden Bridge town centre. This improved and well presented family home has a large rear garden, backing onto the wooded hillside. There is a sunny southerly outlook, with wooded valley views and the owners use the bottom of the large front garden for parking. Briefly comprising: through lounge with exposed brick fireplace, wood burning stove and French windows to the garden, large dining kitchen with central island and integrated appliances, 3 bedrooms (2 double size) and a bathroom. Double glazing and gas central heating system installed.

Accommodation:

All measurements are approximate

Location

Enjoying a sunny south westerly outlook, Ragley View is located at the end of Eaves Avenue. This is an area popular with families, located just outside of Hebden Bridge town centre and approximately 1 mile from Hebden Bridge station. The property enjoys a sunny outlook and wooded valley setting, close to the Colden Clough nature reserve. This is an ideal family area, with a childrens' play area just a off Eaves Avenue, plenty of walks on the door step and within the catchment area for several local Primary Schools. Hebden Royd school is located less that 0.25 miles away, just at the bottom of the road.

Front Entrance

Steps lead up through the front garden to the double glazed front entrance door.

Lounge

17' 2" x 11' 3" (5.24m x 3.44m)

A lovely through lounge with double glazed window to the front elevation plus double glazed French windows to the rear, opening into the garden and enjoying views beyond the garden to the woods. Attractive fireplace housing a wood burning stove. Radiator.

Dining Kitchen

14' 3" x 11' 2" (4.34m x 3.41m)

Fitted with an extensive range of wall and base units, including a large island and with an inset stainless steel single drainer sink with mixer tap. Integrated dishwasher, electric oven and gas hob with chimney style cooker hood. Cupboard with wall mounted gas central heating boiler. Plumbed for a washing machine. Part tiled surrounds. Open plan staircase to the first floor landing with useful built-in storage. Ceiling spot lights. Double glazed window to the front elevation, with pleasant outlook, plus small double glazed window to the rear.







First Floor Landing
Double glazed rear window, with garden views. Original panelled internal doors. Radiator.

Bedroom 1
11' 2" x 11' 11" (3.4m x 3.62m)
Double glazed window to the front elevation with wooded valley views. Radiator. Loft access.

Bedroom 2
9' 0" x 11' 3" (2.75m x 3.44m)
Double glazed window to the front elevation, again with valley views. Radiator. Picture rail.

Bedroom 3
7' 11" x 7' 8" (2.42m x 2.34m) max
Double glazed rear window with garden views. Radiator.

Bathroom
5' 8" x 8' 6" (1.73m x 2.59m)
Fitted with panelled bath with Rain shower over and glass screen. Vintage blue WC and pedestal wash hand basin. Heated towel rail. Tiled flooring and surrounds. Double glazed rear window.

Front Garden
The front garden enjoys a sunny southerly outlook. The garden is terraced with lawn and patio areas. Mature hedge and fencing to the boundaries.

Rear Garden
Large garden terraced into the wooded hillside with a patio area and wooden garden sheds.

Parking
Parking space, for 2 cars, is located at the front of the property. Please note, whilst there is easy access and space for 2 cars, there doesn't appear to be an official dropped curb.

Directions
From Hebden Bridge town centre, proceed towards Todmorden on the A646. Just before you reach the turning circle at Bankfoot, take a right hand turning into Church Road. Turn second right, just by Hebden Royd primary school into Eaves Mount. Follow this road towards the end and Ragley View is a terrace row set back on the right hand side.

Tenure
This is a Freehold property, restrictive covenants and easments 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.
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How To View This Property

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

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GROUND FLOOR
381 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.6 sq.m.) approx.



TOTAL FLOOR AREA : 764 sq.ft. (71.0 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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