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**Hangingroyd Lane,
Hebden Bridge, HX7 7DD**

OIEO £350,000



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35 Hangingroyd Lane, Hebden Bridge, West Yorkshire, HX7 7DD

Period Terrace House

4 Double Bedrooms

Kitchen & Cellar

Handy For The Station

Happy Valley Street Location

2 Reception Rooms

Excellent Family Home

EPC EER (74) C

A substantial character stone terrace house, located within central Hebden Bridge, on the "Happy Valley" street. Offering excellent family accommodation, this period property boasts 4 double bedrooms. There is an impressive entrance hallway, sitting room and separate living/dining room with kitchen off. A large cellar provides abundant storage. Double glazing and gas central heating system installed. There is a small garden frontage and a cobbled yard area to the rear, ideal for outdoor seating. A little tired in some areas, this much loved home would benefit from some updating, which is reflected in the competitive asking price. Viewing essential to appreciate the full potential on offer.

Accommodation:

All measurements are approximate

Location

Enjoying a central and level location within Hebden Bridge, convenient for all town centre amenities and within approximately 0.5 miles from the station. This street is famous, as a Happy Valley location.

Entrance Hallway

Upvc double glazed front entrance door, with fanlight. Authentic tiled floor. Radiator. Stairs to the first floor landing.

Sitting Room

13' 0" x 12' 6" (3.95m x 3.80m) max into recess
A cosy sitting room retaining the original ceiling cornice. Stained wooden floorboards. Double glazed window to the front elevation. Decorative fireplace.

Living/Dining Room

14' 5" x 11' 11" (4.39m x 3.62m)
The hub of the home, this spacious and versatile room has built-in storage cupboards and access to the cellar steps. Wood laminate flooring. Radiator. Open access to the adjoining kitchen with light flooding through from the original sash window, now overlooking the kitchen.

Kitchen

15' 9" x 6' 0" (4.80m x 1.84m)

A galley kitchen with fitted wall and base cupboards. Roll edge work surfaces with inset stainless steel one and a half bowl sink unit. Wood block work surface to the utility area, which is plumbed for a washing machine and dish washer. Practical tiled floor. Double glazed rear windows and rear entrance door.

Cellar

13' 1" x 11' 5" (3.98m x 3.48m)

A large cellar - undeveloped but offering great potential. Light well.





First Floor Landing

Double glazed window to the rear elevation. Built-in storage cupboard plus understairs storage. Door to the attic staircase.

Bedroom 1

14' 4" x 10' 11" (4.36m x 3.34m) *max incl wardrobes & recess*

Fitted wardrobes span the width of the room. Fitted vanity unit with wash hand basin. Radiator. Double glazed rear window.

Bedroom 2

13' 0" x 8' 11" (3.97m x 2.72m) *+ wardrobes*

Built-in double wardrobes to each chimney recess. Radiator. Double glazed window to the front elevation.

Bathroom

9' 10" x 5' 3" (3.0m x 1.61m)

Fitted with a traditional three piece white suite comprising; WC, pedestal wash hand basin and panelled bath with over bath rainfall shower head plus adjustable shower attachment. Fitted shower screen. Decorative tiled surrounds and slate tiled flooring. Radiator. Double window.

Second Floor Landing

Bedroom 3

13' 9" x 14' 6" (4.20m x 4.43m) *max dimensions*

A large attic bedroom with double glazed Velux skylight. Radiator. Exposed ceiling beams with reduced head height to the eaves.

Bedroom 4

9' 6" x 10' 0" (2.89m x 3.06m)

Built-in storage cupboard plus access to eaves storage space. Radiator. Double glazed Velux skylight.

Front Garden

Enclosed small garden area to the front with space for a garden bench. Established climbing rose. Metal railings and gated access.

Rear Yard

Cobbled open yard to the back street, offering space for seating or private parking. This area catches evening sun and is ideal for al fresco dining!

Tenure

This is a Freehold property. Easements apply.

Council Tax

Band C

Calderdale MBC Council Tax – 01422 288003.

How To View This Property

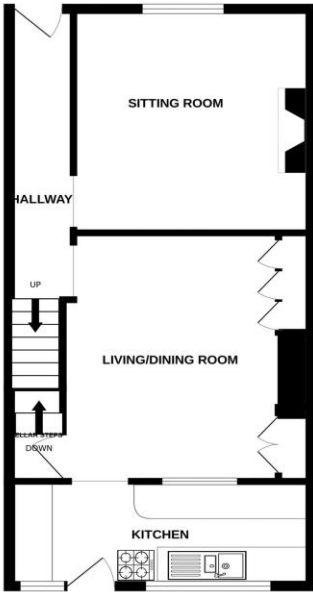
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

enq@cs-ea.co.uk

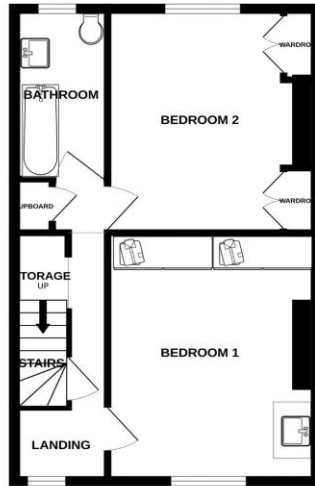
Important: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular 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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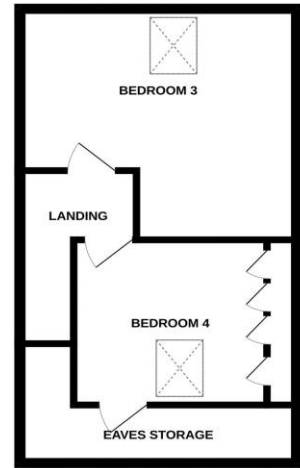
GROUND FLOOR
521 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR
428 sq.ft. (39.7 sq.m.) approx.



2ND FLOOR
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 1334 sq.ft. (123.9 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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