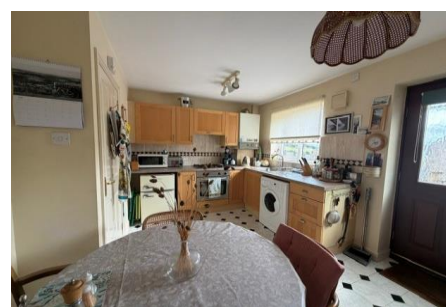




A modern semi-detached house, with gardens and private parking, located within the popular hilltop village of Old Town, approximately 1.5 miles from Hebden Bridge town centre. This property is offered Chain Free and comprises; entrance hallway, sitting room, dining kitchen with built-in oven and hob, a master double bedroom with En-suite WC, a second bedroom and bathroom. The generous rear garden enjoys a sunny southerly outlook and is enclosed by stone wall and fencing, having gated access to a private driveway providing off road parking for 2-3 cars. Double glazing and a gas central heating system installed. Viewing essential.

EPC EER (TBC)



- Modern Semi-Detached House
- Southerly Rear Views
- 2 Bedrooms - Master EnSuite WC
- Available Chain Free
- Generous Corner Plot Gardens
- Driveway Parking for 2-3 Cars
- Dining Kitchen With Oven & Hob
- Popular Hilltop Village Setting

Accommodation:

All measurements are approximate

Location

Located on the corner of Billy Lane and Old Mill Ridge in the popular hilltop village of Old Town. This is a delightful setting on the hillside above Hebden Bridge, approximately 1.5 miles from the town centre. The village has its own primary school, children's playground, bowling club and local store/cafe. Surrounded by stunning Pennine countryside, the area is favoured by people wanting to remain close to Hebden Bridge centre yet enjoy an elevated semi-rural setting. A walk of around 1 mile will bring you to the Robin Hood Inn at Pecket Well and the village also has a bus service, the 595.

Front Entrance

Front entrance door with canopy porch.

Entrance Hallway

Double glazed front entrance door. Stairs to the first floor landing.

Sitting Room

13' 9" x 9' 10" (4.20m x 3.00m)

Double glazed window to the front elevation. Living flame effect gas fire with marble surround. Radiator. Useful understairs cupboard with light.

Dining Kitchen

13' 1" x 9' 7" (4.00m x 2.92m max)

The kitchen area is fitted with a range of modern design wall and base units, having coordinated work surfaces, tiled surrounds and an inset stainless steel single drainer sink. Integrated electric oven and gas hob with filter hood. Wall mounted gas central heating boiler. Double glazed rear window. Radiator to the dining area. Double glazed rear entrance door, leading to a small decked balcony with steps to the garden.

First Floor Lading

Loft access.

Master Bedroom

11' 8" x 9' 11" (3.55m x 3.01m)

Double glazed window to the front elevation. Radiator. Built-in wardrobe. Door to an En-suite WC.

En-Suite WC

Housing a WC and wash hand basin. Extractor.

Bedroom 2

11' 6" x 6' 11" (3.50m x 2.10m)

Double glazed rear window with wonderful view. Radiator.

Bathroom

Fitted with a three piece suite comprising; WC, pedestal wash hand basin and panelled bath with shower attachment and screen. Part tiled surrounds. Electric shaver point. Radiator.

Rear Garden

A generous corner plot garden, laid to lawn and enclosed by stone wall and fencing. Garden shed for storage. Steps to a rear decked balcony with glass panels. Gated side access and gated access to the rear driveway.

Front Garden

An established front garden, with stone walled boundary, stocked with a variety of shrubs and bushes, screening the property from the roadside.

Rear Driveway

Private off-road parking for 2-3 cars to the rear of the house. Handy gated access from the driveway through the rear garden.

Tenure

This is a Freehold property. Restrictive covenants and easements apply. Please refer to the Title Deeds.

Directions - What Three Words

beanbag.canyons.cringe

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.

Claire Sheehan

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4 Old Mill Ridge, Old Town, Hebden Bridge, West Yorks, HX7 8RT

Council Tax

Band B

Calderdale MBC Council Tax – 01422 288003.

How To View This Property

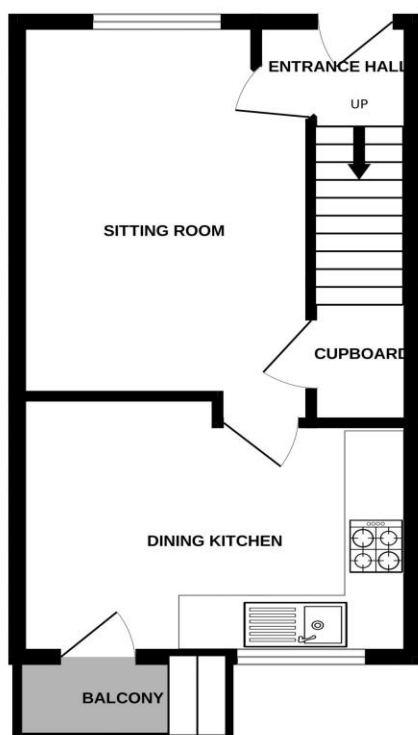
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

Claire Sheehan Estate Agents

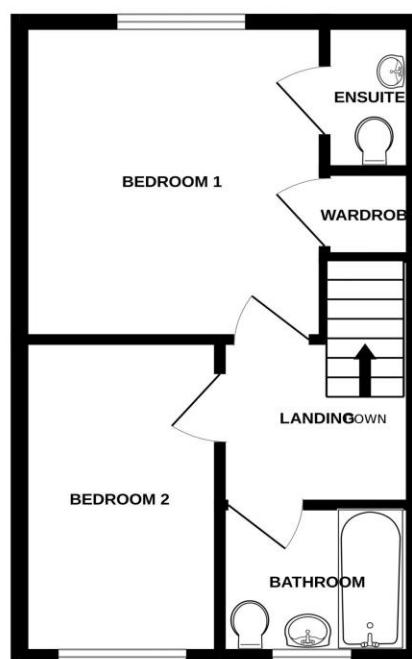
Suite 3, Hawkstone House, Valley Road,
Hebden Bridge, HX7 7BL.

enq@cs-ea.co.uk

GROUND FLOOR
309 sq.ft. (28.7 sq.m.) approx.



1ST FLOOR
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA : 618 sq.ft. (57.4 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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