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**Old Lees Road, Hebden Bridge,  
West Yorkshire, HX7 8HW**

**£415,000**



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## 20 Old Lees Road, Hebden Bridge, West Yorkshire, HX7 8HW

**Detached House With Garage Beneath**

**Large Balcony With Amazing Views**

**3 Bedrooms**

**Double Glazed & Gas Central Heating**

**Sunny Southerly Outlook**

**Gardens Terraced Into The Hillside**

**L Shaped Lounge/Dining Room**

**EPC EER (69) C**

A modern detached property enjoying a hillside setting on the outskirts of Hebden Bridge town centre. This 3 bedroom, unique property, has a large garage beneath and a balcony, with a sunny southerly outlook, offering amazing views to the front. Steps lead to the side entrance door and elevated living accommodation. The gardens are terraced into the hillside and offer secluded seating areas. Double glazing and a gas central heating system installed.

### **Accommodation:**

*All measurements are approximate*

### **Location**

Conveniently located just outside of Hebden Bridge town centre and within approximately 0.75 miles of the station. This is an elevated setting, above the valley bottom and the property enjoys a sunny southerly outlook with wonderful views over the town and valley.

### **Elevated Setting**

Steps lead up to the side entrance door.

### **Kitchen**

*11' 6" x 8' 1" (3.50m x 2.47m)*

Upvc double glazed side entrance door and double glazed windows. Fitted wall and base units with contrast work surfaces and ceramic sink with mixer tap. Integrated dishwasher and plumbing for a washing machine. Part tiled surrounds and tiled floor. Recess spot lights.

### **Lounge & Dining Room**

*19' 8" x 20' 11" (6.00m x 6.38m) max dimensions*

A spacious L - shaped lounge and dining room with double glazed patio doors from the lounge area, which open onto the balcony. Wonderful valley views. Decorative fireplace with living flame effect gas fire. Two radiators. Stairs to the first floor landing.

### **Balcony**

A large front balcony with a sunny south westerly outlook. The balcony commands wonderful views over Hebden Bridge to the hillsides beyond.





### **First Floor Landing**

Double glazed rear window. Built-in linen cupboard.

### **Bedroom 1**

*9' 10" x 12' 7" (3.00m x 3.84m)*

Double glazed window to the front elevation with valley views. Radiator. Laminated wood flooring.

### **Bedroom 2**

*9' 10" x 8' 8" (3.00m x 2.65m)*

Double glazed rear window. Radiator.

### **Bedroom 3**

*9' 10" x 7' 9" (3.00m x 2.36m)*

Double glazed window to the front elevation, with valley views. Radiator. Laminated wood flooring.

### **Bathroom**

*6' 7" x 5' 6" (2.00m x 1.67m)*

Fitted with a three piece white suite, comprising: panelled bath with over bath shower and folding shower screen plus a vanity wash hand basin and WC. Tiling to all walls and tiled floor. Chrome heated towel rail.

### **Garage**

*15' 7" x 20' 2" (4.75m x 6.14m)*

Up and over door. The garage houses the gas central heating boiler and has a cold water tap.

### **Tenure**

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

### **Council Tax**

Band D

Calderdale MBC Council Tax – 01422 288003.

### **How To View This Property**

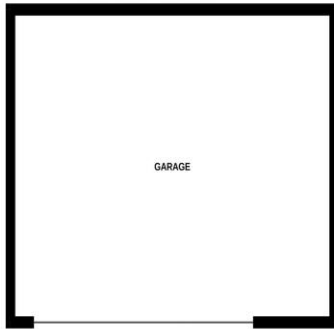
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

[enquiries@clairesheehan-estateagents.co.uk](mailto:enquiries@clairesheehan-estateagents.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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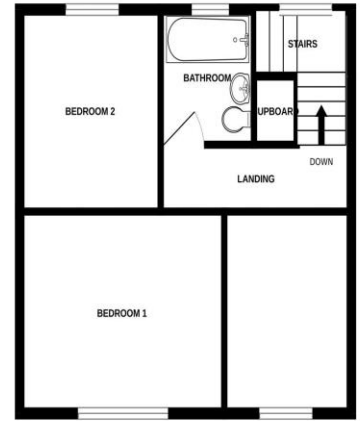
GARAGE BENEATH  
306 sq.ft. (28.4 sq.m.) approx.



GROUND FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR  
404 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA: 1115 sq.ft. (103.6 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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