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**Towngate, Heptonstall,
Hebden Bridge, HX7 7NB**

OIRO £295,000



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Character Duplex Apartment

2 Reception Rooms

Modern Fitted Shower Room

Central Village Location

2 Bedrooms + Study

Large Dining Kitchen & Utility Room

Rear Church View & Front Balcony

No Chain - Grade II Listed

A quirky character property, comprising the lower ground and ground floors of an impressive Grade II Listed building, dating back to 1730. Located in the heart of Heptonstall village centre, to the cobbled main street, with a stunning rear view of the church. The living accommodation is on the ground floor level, with plantation style wooden window shutters and includes a reception/living room, cosy sitting room, stylish fitted dining kitchen and a utility room. The bedrooms, generous study and modern shower room are located to the lower ground floor where all rooms feature barrel vaulted ceilings. Gas central heating system installed. Small balcony frontage. Available with No Chain.

Accommodation:

All measurements are approximate

Location

Enjoying a cobbled street setting in the heart of Heptonstall village with the Church yards located to the rear, accessed through a feature stone archway. This delightful conservation village has two local pubs, a village post office and store, tea rooms and village Primary School. There is a regular bus service to Hebden Bridge and a FREE village car park located a few hundred yards down the hill. The train station in Hebden Bridge is within approximately 1 mile.

Balcony Frontage

The front stoop or balcony, has metal railings and gated access to the front steps. It offers views along the cobbled main street and is a pleasant space to sit or place plants and pots. The external stonework has striking classical features and a timber panelled front entrance door opens through to the reception/living room.

Reception/Living Room

12' 2" x 11' 6" (3.71m x 3.50m)

Attractive oak flooring. Multi-paned single glazed windows with plantation wooden shutters, to the front elevation. Victorian school radiators. Exposed ceiling beams. Open access to the sitting room and double, multi-paned doors, to the dining kitchen.

Sitting Room

11' 5" x 11' 9" (3.49m x 3.57m)

Single glazed multi-paned windows to the front elevation again with the plantation style wooden shutters. Stone fireplace. Attractive oak flooring. Exposed ceiling beams. Victorian school radiator. Built-in shelved store cupboard. Stairs down to the lower ground floor accommodation.





Dining Kitchen

11' 8" x 11' 1" (3.55m x 3.37m)

Multi-paned window to the rear elevation with plantation wooden window shutters and a wonderful church view. The spacious dining kitchen is fitted with a range of stylish wall and base units having oak work tops and inset single drainer sink with mixer tap. Fitted shelving provides additional storage. Integrated Neff electric oven and Bosch gas hob with cooker hood. Tiled splashbacks. Exposed stonework and wooden ceiling beams. Slate effect tiled flooring. Character old school radiator.

Utility Room

5' 10" x 9' 9" (1.77m x 2.97m) + recess

A sizeable utility room with a continuation of the slate effect tiled flooring. Fitted with an extensive range of oak units with beech work tops. Integrated dishwasher. Plumbing for a washing machine and space for a dryer. Fitted shelving. Recess space ideal for a fridge freezer. Wall mounted gas central heating boiler. Part tiled surrounds. Multi-paned single glazed rear window with wooden shutters and church view. Exposed ceiling beams.

Lower Ground Floor Study

14' 1" x 9' 10" (4.29m x 3.0m) incl stairs

Feature open plan staircase to the lower ground floor accommodation opening directly into the study. All lower ground floor rooms feature barrel vaulted ceilings. The study has a tiled floor and radiator and is very spacious.

Bedroom 1

9' 10" x 9' 3" (3.00m x 2.83m) max incl wardrobes

Double glazed side window. Vertical radiator. Oak wardrobes to the recess, available by negotiation. Character barrel vaulted ceiling.

Bedroom 2

10' 2" x 9' 9" (3.10m x 2.96m) + wardrobe recess

Fitted wardrobe hanging rails and shelving to the recess. Radiator. Double glazed window to a front light well. Vinatge style radiator. Character barrel vaulted ceiling.

Shower Room

Wooden latch door. Fitted with a modern three piece white suite comprising: saniflow WC, wash hand basin and step in shower enclosure. Radiator/towel rail. Extractor. Fitted cupboards and shelved recess. Part tiled surrounds and tiled floor.

Tenure

This is a Leasehold property, easements apply. The lease is 999 years commencing 1974 with a peppercorn, £1 PA ground rent.

Council Tax

Band A

Calderdale MBC Council Tax – 01422 288003.

How To View This Property

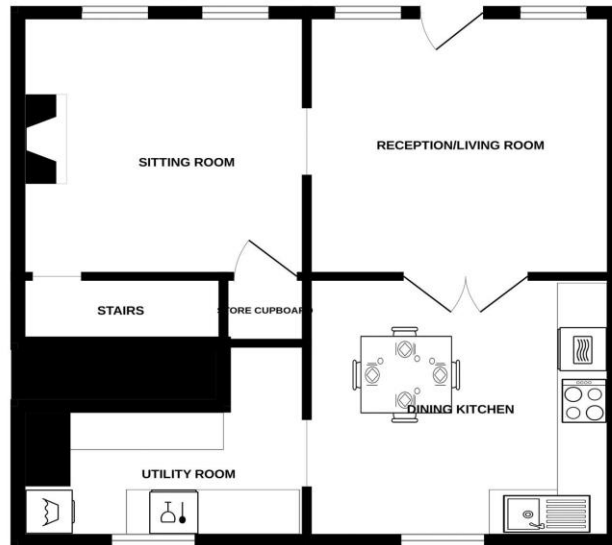
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

enq@cs-ea.co.uk

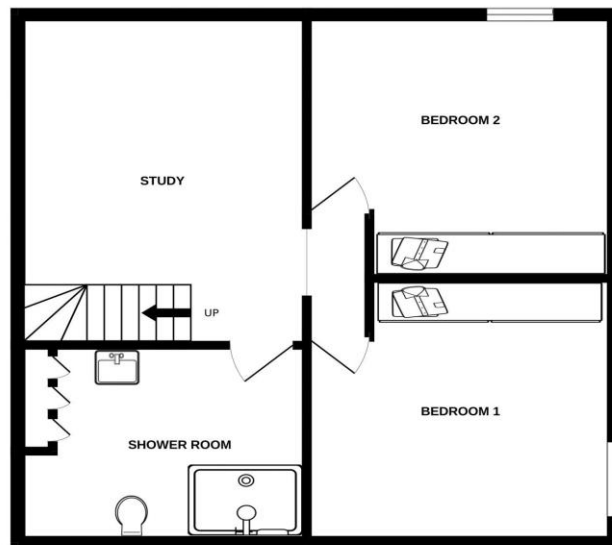
Important: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us. You are advised to check the availability of this property before travelling any distance to view.

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.

GROUND FLOOR
520 sq.ft. (48.4 sq.m.) approx.



LOWER GROUND/BASEMENT
556 sq.ft. (51.6 sq.m.) approx.



TOTAL FLOOR AREA : 1076 sq.ft. (100.0 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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