



An improved and very well presented, garden fronted terrace house. Comprising; entrance hallway, sitting room with bay window, spacious and stylish dining kitchen, 2 double bedrooms, modern fitted bathroom and a useful attic storeroom. There is a pleasant patio area to the rear. Offered with No Chain, this property has double glazing and a gas central heating system installed. Located on the outskirts of Hebden Bridge town centre and enjoying a slightly elevated setting, this property is convenient for all central amenities and within approximately 0.7 miles of the local station.

EPC EER (59) D.

- **Garden Fronted Terrace House**
- **Useful Attic Store**
- **Newly Refurbished Bathroom**
- **No Chain**
- **2 Generous Bedrooms**
- **Stylish Fitted Dining Kitchen**
- **Rear Patio Area**
- **Double Glazed & Gas Central Heating**

Accommodation:

All measurements are approximate

Location

The property enjoys an elevated setting with a southerly outlook, fronting Foster Lane, on the outskirts of Hebden Bridge town centre. Town centre amenities are within walking distance and the local station is approximately 0.7 miles away.

Elevated Setting

Steps lead up to the front entrance, with gated access from Foster Lane.

Entrance Hallway

Timber panelled front entrance door. Stairs to the first floor landing.

Sitting Room

14' 1" x 11' 11" (4.30m x 3.63m) max into bay

Double glazed bay window to the front elevation, with a sunny southerly outlook. Radiator. Decorative fireplace. Original style stained wooden door through to the dining kitchen.

Dining Kitchen

10' 0" x 15' 0" (3.04m x 4.57m)

Stylishly fitted with a range of wall and base units, having wood block work tops and a ceramic one and a half bowl single drainer sink with mixer tap. Free standing electric Range type cooker with stainless steel chimney style cooker hood. Ceiling spotlights. There is plumbing for a washing machine and a concealed, wall mounted, gas central heating boiler. Stained panelled door to a useful understairs pantry with fitted shelving, power sockets and light. Double glazed rear windows and Upvc rear entrance door.

First Floor Landing

Panelled internal doors.

Bedroom 1

12' 3" x 10' 11" (3.73m x 3.34m) max

Double glazed window to the front elevation with a sunny southerly outlook. Radiator. Built-in cupboard. Stained panelled door to the attic stairs.

Bedroom 2

9' 8" x 8' 8" (2.95m x 2.65m) max

Double glazed rear window. Radiator.

Bathroom

6' 7" x 5' 11" (2.0m x 1.81m)

Refitted 2026 with a stylish three piece white suite comprising; roll top bath with claw feet, pedestal wash hand basin and WC. Part tiled surrounds. Radiator. Built-in storage cupboard. Double glazed rear window.

Attic Store

9' 10" x 15' 0" (3.00m x 4.57m) reduced head height

A useful atic space, floored, boarded and carpeted with a double glazed Velux skylight to the rear. Power sockets.

Rear Garden

Paved patio garden to the rear elevation, with stone walled boundary. A right of access exists through the rear gardens.

Front Garden

Established shrubs and bushes to the terraced front garden

Direction

From Hebden Bridge town centre proceed to Valley Road. Continue to the far end and follow the road around to the left, into Victoria Road, passing the small play park. Take the first right, quite a steep incline, and this will lead onto Foster Lane. Turn left and the property can be found on the right hand side, fronting Foster Lane, just before the right hand turning for Highfield Crescent.

Council Tax

Band B

Calderdale MBC Council Tax – 01422 288003.

Tenure

We are advised that the tenure of this property is

Freehold. Easements apply. Please refer to the Title Deeds.

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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How To View This Property

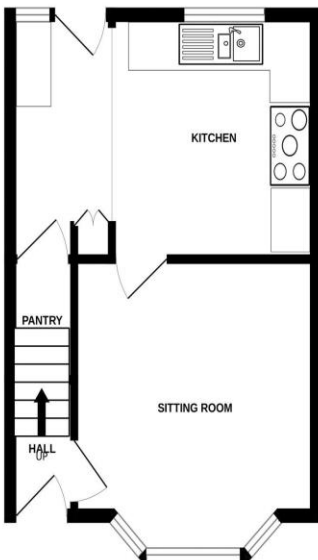
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

Claire Sheehan Estate Agents

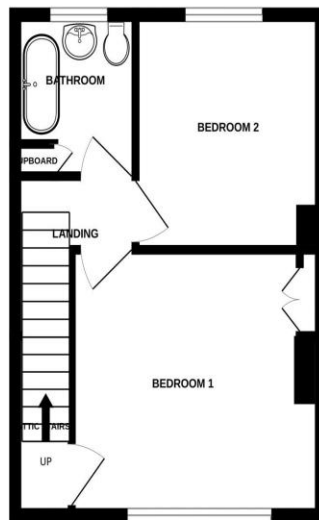
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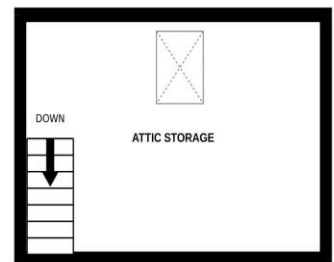
GROUND FLOOR
317 sq.ft. (29.5 sq.m.) approx.



1ST FLOOR
302 sq.ft. (28.1 sq.m.) approx.



2ND FLOOR
149 sq.ft. (13.9 sq.m.) approx.



TOTAL FLOOR AREA: 768 sq.ft. (71.4 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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