



An excellent family terrace house, re-decorated throughout with a new fitted kitchen and new carpets. This wonderful property is available with No Chain and is located in a favoured residential area on the Hebden Bridge hillside, approximately 0.5 miles from the station. Accommodation includes; entrance vestibule, lounge, stylish fitted kitchen with appliances, useful cellar, first floor double and single bedrooms, family bathroom and a large master suite to the attic with dormer window to the bedroom and en-suite shower room. There is a walled forecourt and rear yard area, with pleasant views to the front over allotments and woods. Double glazed quality UPVC sash windows, and a gas central heating system installed. Viewing essential. EPC EER (48) E



- **Stone End Terrace House**
- **Brand New Fitted Kitchen**
- **Master Bedroom With En-Suite**
- **Forecourt & Rear Yard**
- **3 Bedroom Family Home**
- **Modern Bathroom Suite**
- **Double Glazed Sash Windows**
- **No Chain**

Accommodation:

All measurements are approximate

Location

Located on the edge of Hebden Bridge centre, enjoying an elevated setting with a pleasant outlook over allotments and woods. The railway station is approximately 0.5 miles, with a short cut down to the town if walking, avoiding Bircglcliffe Road. This is a favoured residential area, particularly handy for Stubbings Infant & Nursery School.

Entrance Vestibule

Upvc front entrance door.

Lounge

12' 4" x 15' 4" (3.77m x 4.68m)

Double glazed sash window. Radiator.

Kitchen

8' 11" x 12' 8" (2.73m x 3.86m)

Brand new fitted kitchen with a range of wall and base units having coordinated worktops with an inset stainless steel single drainer sink. Integrated fridge freezer, electric oven and gas hob with stainless steel splashback and cooker hood. Wall mounted gas central heating boiler. Recess spotlights. Double glazed sash window and upvc rear entrance door. Stairs to the first floor landing.

Cellar

Useful storage space.

First Floor Landing

Double glazed sash window to the rear elevation. Staircase to the master suite.

Bedroom 2

11' 2" x 13' 8" (3.4m x 4.16m)

A large double bedroom with built-in double wardrobe. Radiator. Double glazed sash window with pleasant views over allotments and woodland.

Bedroom 3

7' 6" x 8' 4" (2.29m x 2.55m)

Built-in wardrobe with hanging rail and drawers. Radiator. Double glazed sash window plus additional small window.

Bathroom

Fitted with a three-piece modern white suite, comprising panelled bath with over bath shower and screen, wash basin and W/C. Chrome heated towel rail. Extractor. Tiled walls. Doubled glazed side window.

Master Attic Bedroom

18' 5" x 13' 8" (5.62m x 4.16m) max

A large master bedroom with double glazed dormer window to the front elevation plus double glazed Velux skylight the rear. Access to extensive eaves storage space. Radiator. Door to an en-suite shower room.

En-suite

Fitted with a three piece white suite comprising: WC, wash hand basin and step in shower enclosure. Part tiled surrounds. Heated towel rail. Double glazed Velux skylight.

Rear Yard

Flagged yard offering outdoor seating, with right of way for the terrace row to rear steps and back alleyway.

Forecourt

Walled forecourt with gated access and pleasant outlook.

Tenure

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

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.

Claire Sheehan Estate Agents

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

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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.

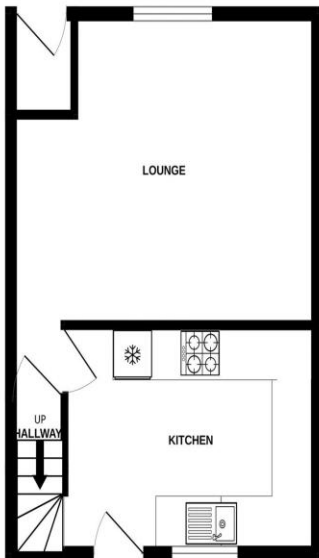
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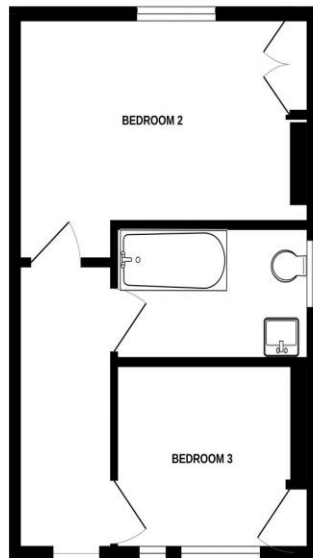
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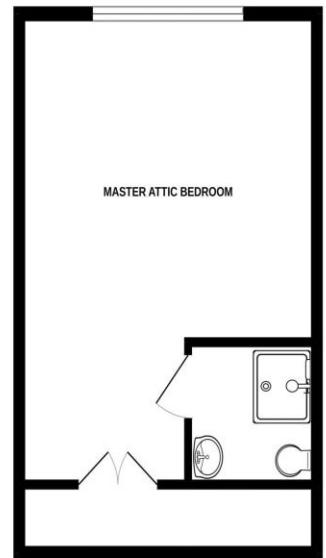
GROUND FLOOR
329 sq.ft. (30.5 sq.m.) approx.



1ST FLOOR
312 sq.ft. (29.0 sq.m.) approx.



2ND FLOOR
319 sq.ft. (29.7 sq.m.) approx.



TOTAL FLOOR AREA : 960 sq.ft. (89.2 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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