



A stone terrace over-dwelling enjoying an elevated setting just outside of Hebden Bridge town centre. This surprisingly spacious property is available Chain Free and briefly comprises; entrance hallway, kitchen, sitting room with wonderful rear views, 2 first floor bedrooms, bathroom and a large attic bedroom with dormer window to maximise the wonderful views. Steps lead down to a small forecourt with outhouses. Double Glazed windows and a gas central heating system installed. Scope for updating & improvements, reflected in the competitive asking price.

EPC EER (56) D

- Stone Terrace Over-Dwelling
- Wonderful Rear Views
- Double Glazed Windows
- Available Chain Free
- 3 Generous Bedrooms
- Gas Central Heating System
- Some Updating Required
- EPC EER

Accommodation:

All measurements are approximate

Location

Conveniently located just outside of Hebden Bridge town centre, handy for all local amenities and within approximately 0.7 of the station. This is a slightly elevated setting and there are wonderful rear views over the town and hills to the rear.

Entrance Hallway

Timber panelled front entrance door. Radiator.

Kitchen

6' 7" x 9' 10" (2.00m x 3.00m)

Double glazed window to the front elevation. The kitchen would benefit from an upgrader having plumbing for a washing machine, fitted wall and base units with an inset one and a half bowl sink and mixer tap. Wall mounted gas central heating boiler.

Sitting Room

13' 11" x 13' 8" (4.23m x 4.17m) max into recess

Double glazed rear window with wonderful valley views. Radiator. Gas fire disconnected. Door to the staircase.

First Floor Landing

Built-in storage cupboard. Stairs to the master attic bedroom.

Bedroom 3

9' 5" x 9' 6" (2.86m x 2.89m)

Double glazed window to the front elevation. Radiator.

Bedroom 2

11' 0" x 8' 11" (3.35m x 2.71m) into recess

Double glazed rear window with wonderful valley views. Radiator.

Bathroom

Fitted with a three-piece white suite comprising WC, wash hand basin and panelled bath with over bath shower. Part tiled surrounds. Double glazed window to the front elevation.

Second Floor Landing

Master Attic Bedroom

17' 4" x 11' 11" (5.28m x 3.63m) + recess

A large master bedroom with double glazed dormer window to the rear elevation, offering amazing views over Hebden Bridge town and valley. Stained wooden floorboards. Exposed ceiling beams. Radiator. Access to useful eaves storage space.

Outside Space & Outhouses

Stone steps lead down to a useful forecourt with access to two stone stores. The steps have gated access and there are attractive metal railings.

Tenure

This is a Freehold property, with a Flying Freehold. 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

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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.

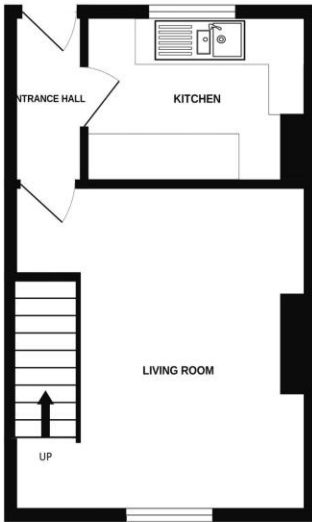
Claire Sheehan Estate Agents is a trading name of Moor Moves Limited, an independently owned and operated business. Reg No: 5990757 12 Market Street, Hebden Bridge, West Yorkshire HX7 6AD.

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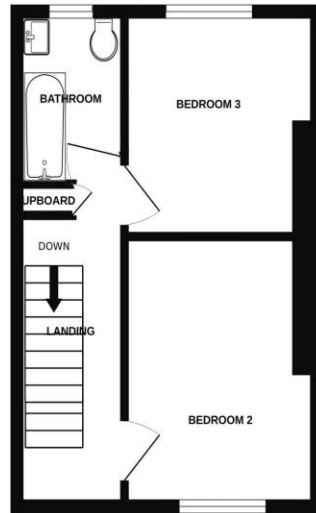
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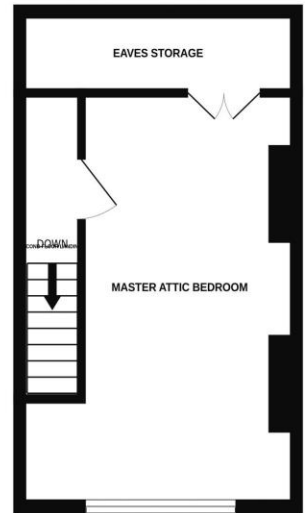
GROUND FLOOR
282 sq.ft. (26.2 sq.m.) approx.



1ST FLOOR
276 sq.ft. (25.6 sq.m.) approx.



2ND FLOOR
255 sq.ft. (23.7 sq.m.) approx.



TOTAL FLOOR AREA : 813 sq.ft. (75.5 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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