

A stone terrace house, offering surprisingly spacious accommodation arranged over 4 floors. There is a delightful garden to the rear with wonderful valley views and a detached garden studio - currently used as a Home Office. Comprising; entrance porch and hallway, lounge, fitted kitchen, lower ground floor utility room and store, first floor landing, single bedroom, modern fitted shower room, double bedroom with access to a very large attic room. Double glazing and gas central heating system installed. Delightful hillside setting in Pecket Well village, approximately 1.75 miles from Hebden Bridge station. No Chain.

- Stone Through Terrace House
- Detached Garden Studio
- Lower Ground Floor Utility/Store
- Popular Village Setting
- Lovely Rear Views & Patio Garden
- 2 Bedrooms + Large Attic Room
- Modern Kitchen & Shower Room
- EPC EER (56) D

Accommodation:

All measurements are approximate

Location

Pecket Well is a delightful hill top village located approximately 1.75 miles from Hebden Bridge centre and station. The village has a local Pub and a bus service into Hebden Bridge. Number 23 is located opposite the Robin Hood Car Park and so has pleasant views to both the front and rear.

Entrance Porch

Small open forecourt with Upvc double glazed front entrance door.

Entrance Hall

Feature stained and leaded glazing to the lounge door and side screen. Radiator. Staircase to the first floor landing.

Lounge

14' 10" x 14' 3" (4.51m x 4.34m) max incl stair recess
Double glazed window to the front elevation. Ceiling cornice and rose. Radiator. Living flame effect gas fire with decorative fireplace. Understairs storage cupboard.

Kitchen

7' 10" x 11' 1" (2.40m x 3.39m)
Fitted wall and base units with coordinated work surfaces, breakfast bar and inset stainless steel one and a half bowl sink with mixer tap. Integrated electric oven and gas hob with chimney style cooker hood. Part tiled surrounds and tiled floor. Useful understairs storage cupboard. Radiator. Double glazed rear window with hillside views. Door to the basement staircase.

Lower Ground Floor

Stone steps lead to the utility and store room.

Utility Room

7' 9" x 10' 8" (2.36m x 3.25m)
Double glazed rear window and Upvc rear entrance door. Stone flagged floor. Plumbing for a washing machine. Wall mounted gas combination boiler.

Store Recess

8' 11" x 2' 7" (2.72m x 0.80m) + shelving

A useful additional storage area, perfect for bikes with additional storage at a higher level.

First Floor Landing

Bedroom 1

11' 10" x 9' 4" (3.60m x 2.85m) + recess and storage

Double glazed window to the front elevation, with pleasant views. Fitted wardrobes and storage cupboard with matching drawers. Radiator. Staircase leading to the large attic room.

Bedroom 2

10' 6" x 7' 2" (3.19m x 2.18m)

Double glazed rear window with distant views. Radiator. Built in wardrobe & cupboard.

Shower Room

The shower room is fitted with a modern white suite comprising shower enclosure plus WC and wash hand basin in vanity unit. Chrome heated towel rail. Tiling to all walls and tiled floor. Double glazed rear window. Recess spot lighting.

Attic Room

22' 11" x 13' 7" (6.98m x 4.15m)

This large attic room is currently accessed via the master bedroom. If reconfigured, you could create an additional bedroom up here. There are exposed ceiling beams and two radiators. The space is light and bright with three double glazed Velux skylights.

Rear Patio Garden

The rear garden is fully paved and on three separate levels. There are wonderful rear views, particularly from the bottom of the garden.

Garden Studio

9' 5" x 8' 6" (2.86m x 2.58m)

A wonderful addition, added during Lock Down to create a Home Office. The garden studio has power, water and a broadband connection. There is a fitted work top area with an electric water heater and also an air conditioning unit. This versatile space can, therefore, be used all year round and would even provide guest sleeping area. Double glazed side entrance door plus double glazed French windows opening out to the garden. Outside light.

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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23 Keighley Road, Pecket Well, Hebden Bridge, HX7 8QN

Directions

From Hebden Bridge town centre, take the Keighley Road, A6033 heading towards Pecket Well and Howarth. Follow the road up the hill and through the woods, after approximately 1.6 miles you will enter Pecket Well village. The property is located on the left hand side, just before the Robin Hood Inn.

Council Tax

Band A

Calderdale MBC Council Tax – 01422 288003.

Tenure

This is a Freehold property. Restrictive Covenants and Easements apply. Please refer to the Title Deeds for further information.

How To View This Property

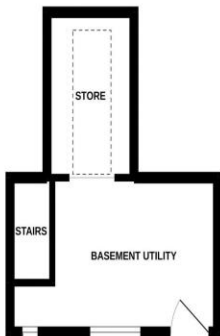
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

Claire Sheehan Estate Agents

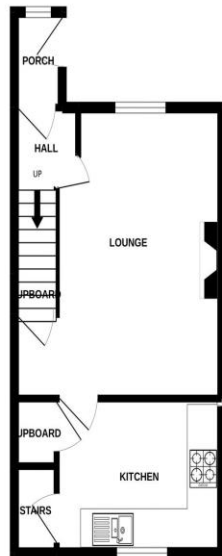
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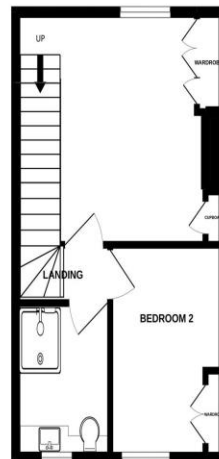
LOWER GROUND FLOOR
155 sq.ft. (14.4 sq.m.) approx.



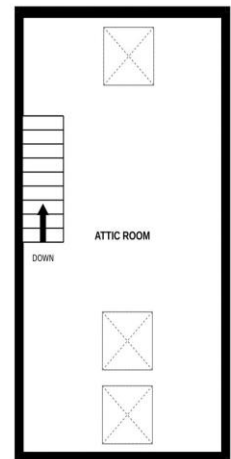
GROUND FLOOR
320 sq.ft. (29.7 sq.m.) approx.



1ST FLOOR
304 sq.ft. (28.3 sq.m.) approx.



2ND FLOOR
308 sq.ft. (28.6 sq.m.) approx.



TOTAL FLOOR AREA: 1087 sq.ft. (100.9 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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