



A character stone cottage located on a pleasant pedestrian street situated between the canal and the river in central Hebden Bridge. This delightful home briefly comprises; living room with stone fireplace and pot-belly stove, character rustic kitchen, cellar, first floor landing with walk-in store room or small study, double bedroom, bathroom and a large attic bedroom. The cottage has a garden to the front and a rear yard area. There is access onto the canal path at the bottom of the street and all town centre facilities and amenities are within easy reach. Partial double glazing and a gas central heating system installed.

- Character Stone Cottage
- Living Room With Pot-Belly Stove
- Double Bedroom & Large Attic Bedroom
- Gas Central Heating & Double Glazed
- Central Location, Adjacent To The Canal
- Rustic Style Bespoke Kitchen
- Character Bathroom
- EPC EER (60) D

Accommodation:

All measurements are approximate

Location

Fountain Street is located in Hebden Bridge town centre, a pedestrian only street situated adjacent to the canal and the river. The local station is within approximately 0.4 miles whilst town centre amenities are all within close proximity.

Sitting Room

13' 7" x 12' 11" (4.14m x 3.94m)

Composite front entrance door and quarry tiled entrance. Double glazed sash style window to the front elevation. Feature stone fireplace housing a pot-belly stove. Wooden floor boards. Radiator. Shelved recess and built-in wooden cupboards. Open access to the kitchen.

Kitchen

7' 6" x 10' 4" (2.29m x 3.15m)

A rustic style character kitchen with bespoke reclaimed wood cupboards and drawers. Wooden shelving and large ceramic butlers style sink. Wooden work tops. Wall cupboard housing the gas central heating boiler. Plumbed for a washing machine. Part tiled surrounds. Stone flagged floor. Overhead drying rack. Radiator. Double glazed rear window and rear entrance door. Doors to the stairs and cellar steps.

Cellar

Power supply. Automatic pump.

First Floor Landing

Radiator. Single glazed rear window. Painted wooden staircase to the attic bedroom and painted wooden floorboards. Views of the mill chimney to the rear.

Store Room/Study

2' 6" x 7' 7" (0.75m x 2.3m)

A useful walk-in store room, currently utilised as a study.

Bedroom 1

10' 9" x 11' 9" (3.28m x 3.57m)

Single glazed window to the front elevation. Fitted wardrobes with over head storage. Radiator.

Bathroom

7' 7" x 7' 10" (2.3m x 2.38m)

Fitted with a three piece white suite comprising; roll top bath with shower over, pedestal wash hand basin and WC. Painted wooden floorboards. Single glazed rear window. Radiator.

Attic Bedroom

21' 5" x 12' 11" (6.52m x 3.93m)

A large attic room with beamed ceiling and double glazed skylights to both the front and rear elevations. Stained wooden floorboards. Radiator.

Front Garden

Small enclosed garden to the front with well stocked beds, magnolia tree and gated access.

Rear Yard

Rear yard and hanging space with outhouse and flower bed. The yard is open and backs onto an old mill which retains the old stone chimney. Access to the canal tow path at the bottom of the row.

Tenure

This is a Freehold property. Easements apply, please refer to the Title Deeds.

Flood History

Fountain Street is located between the canal and the river in Hebden Bridge town centre and so falls within the flood zone; Medium Risk for rivers and High Risk for surface water. However, we are advised that only the cellar has been affected and the last occurrence was during the Boxing Day floods of 2015. The property has been subject to flood alleviation measures by the aid of a flood grant, such measures include the installation of composite front and rear entrance doors and a sump pump has been fitted to the cellar.

Council Tax

Band A

Calderdale MBC Council Tax – 01422 288003.

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

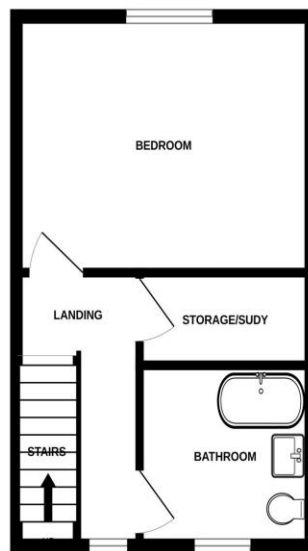
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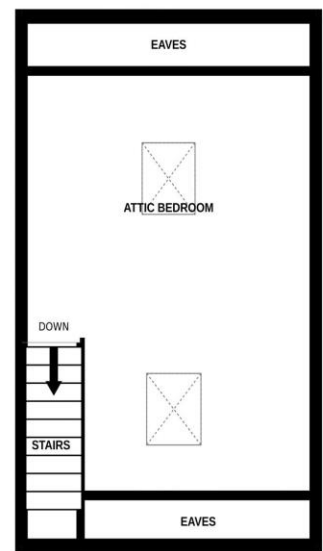
GROUND FLOOR



1ST FLOOR



2ND FLOOR



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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