



A surprisingly spacious stone terrace Over-Dwelling located within a favoured residential area, just off Birchcliffe Road and within approximately 0.5 miles from the station. This is a pleasant cul-de-sac setting and the house commands wonderful views to the rear.

The family size accommodation is arranged over three floors and is competitively priced to reflect the fact some updating and redecoration will be required. Briefly comprising; entrance hallway, kitchen, living room with wonderful views, 2 first floor bedrooms, bathroom, a second floor double bedroom and an additional attic study/potential bedroom 4. Double glazing installed and a gas central heating system. No Chain.



- **Excellent Potential & No Chain**
- **3 Bedrooms + Attic Study**
- **Pleasant Cul-de-Sac setting**
- **Gas Central Heating & Double Glazed**
- **Mid Terraced Over-dwelling**
- **Redecoration & Upgrading Required**
- **Wonderful Rear Views**
- **EPC EER (53) E**

Accommodation:

All measurements are approximate

Location

Eiffel Street is a pleasant cul-de-sac located just off Birchcliffe Road. It is convenient for Hebden Bridge town centre and within approximately 0.5 miles of the station. Being elevated, the houses have wonderful rear views over the town and valley.

Entrance Hallway

Double glazed front entrance door. Radiator.

Kitchen

10' 11" x 9' 7" (3.33m x 2.93m) max into chimney recess
Double glazed window to the front elevation. Wall mounted gas central heating boiler. Fitted wall and base units with part tiled surrounds and fitted worktop with a stainless steel one and a half bowl sink and mixer tap. Understairs recess.

Living Room

14' 11" x 13' 5" (4.55m x 4.10m) into recess
Double glazed rear window with wonderful views over the town and valley. Radiator. Door to the staircase.

First Floor Landing

Stairs to the second floor landing.

Bedroom 1

12' 2" x 13' 5" (3.71m x 4.10m)
Double glazed rear window, again with wonderful views. Radiator.

Bedroom 2

10' 9" x 8' 4" (3.28m x 2.53m) max into recess
Double glazed window to the front elevation. Radiator.

Bathroom

10' 4" x 4' 10" (3.15m x 1.47m)
Double glazed window to the front elevation. Three piece white suite comprising; WC, wash hand basin and panelled bath. Radiator. Part tiled surrounds.

Second Floor Study

13' 6" x 13' 7" (4.11m x 4.15m) incl stairs

This attic room has potential to create a fourth bedroom or would make a good study. Double glazed Velux skylight to the front elevation. Radiator.

Bedroom 3

15' 1" x 13' 5" (4.61m x 4.09m)

A large double bedroom with high beamed ceiling, reduced height into the eaves. Double glazed Velux skylight. Radiator.

Forecourt

Small forecourted garden to the front.

Directions

From Hebden Bridge town centre, take the Birchcliffe Road and head up the hill. As the road bends round to the right, Eiffel Street is a left hand turning and number 11 is situated on the left hand side.

Council Tax

Band A
Calderdale MBC Council Tax – 01422 288003.

Tenure

We are advised that the tenure of this property is **Freehold**. Please note we have not had sight of the title deeds and would always recommend buyers make their own checks.

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.

enquiries@clairesheehan-estateagents.co.uk

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.

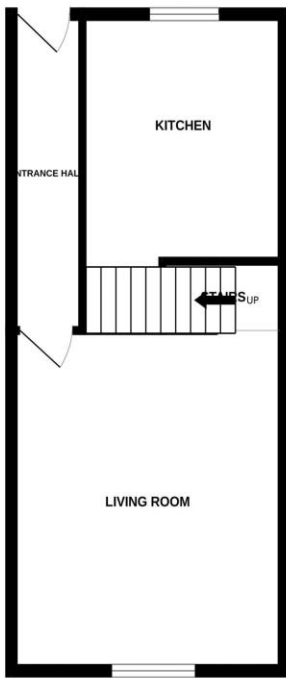
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Claire Sheehan

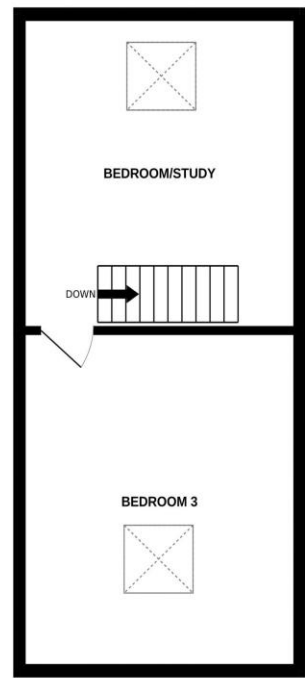
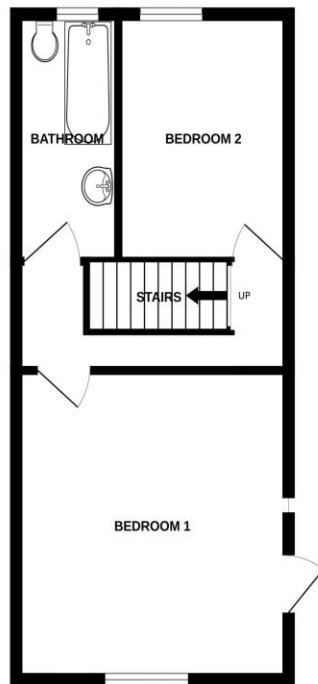
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11 Eiffel Street, Hebden Bridge, West Yorkshire, HX7 8DE

371 sq.ft. (34.5 sq.m.) approx.



376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 1129 sq.ft. (104.9 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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