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**Slater Avenue, Hebden Bridge,  
West Yorkshire, HX7 7DU**

**OIRO £300,000**



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# 1 Slater Avenue, Hebden Bridge, West Yorkshire, HX7 7DU

**End Town House With Corner Plot Gardens**

**Wonderful Views & Sunny Outlook**

**Sitting Room & Dining Kitchen**

**Gas Central Heating (New Boiler 2022)**

**Elevated Setting In Hebden Bridge Centre**

**3 Bedrooms - 2 Doubles**

**Double Glazed Windows**

**EPC EER (TBC)**

A period end terrace house, forming part of a row of 3 and enjoying an elevated setting wonderful views over Hebden Bridge. Accommodation comprises; entrance hallway, sitting room, dining kitchen, 3 bedrooms including 2 nice doubles and a character bathroom retaining original 1930's tiling and a vintage suite. The gardens extend to three sides and include a decked patio area to the side, with matures hedge and fencing to the boundaries. In 2022 new double glazed windows and doors, plus a new gas central heating boiler were installed. It is worth noting that in 2008 plans were passed for a side extension, although this planning has now lapsed. Viewing essential to appreciate the further potential available within this family home.

## **Accommodation:**

*All measurements are approximate*

## **Location**

Slater Avenue is a small cul-de-sac off Moss Lane just outside of Hebden Bridge town centre. Enjoying an elevated setting with a south easterly outlook and wonderful views over the town and hillsides. This is a quiet spot, with no through traffic, ideal for families. Number One is the first of 3 houses in the row, on the corner with Moss Lane.

## **Front Entrance**

Steps lead up to the front entrance door.

## **Entrance Hallway**

Double glazed window with stained and leaded light. Radiator. Stairs to the first floor landing. Understairs storage with small single glazed window.

## **Sitting Room**

*11' 6" x 12' 10" (3.50m x 3.90m) into recess, + bay*  
A delightful room with a large double glazed bay window to the front elevation, with stained and leaded lights echoing the original window design. Ceiling cornice and picture rail. Radiator. Decorative period style fireplace housing a flame effect gas fire.

## **Dining Room**

*10' 2" x 11' 0" (3.11m x 3.36m)*

Double glazed rear window. Cast iron fireplace with open gate, for real fires. Original cupboards and drawers to one recess. Wall mounted gas central heating boiler. Open access to the kitchen and rear entrance door.

## **Kitchen**

*7' 0" x 7' 5" (2.14m x 2.26m)*

The kitchen area is fitted with a range of wall and base units having coordinated worktops with a stainless steel single drainer sink. Integrated electric oven and gas hob. Plumbed for a washing machine. Quarry tiled floor. Double glazed rear window.





### **First Floor Landing**

Double glazed side window with stained and leaded light. Loft access.

### **Bedroom 1**

*11' 6" x 11' 9" (3.50m x 3.58m) into recess, + bay*  
Double glazed bay window to the front elevation with wonderful views over Heben Bridge. Radiator.

### **Bedroom 2**

*10' 4" x 12' 6" (3.14m x 3.82m)*  
A second double bedroom, with double glazed rear window. Radiator. Built-in cupboards to one recess.

### **Bedroom 3**

*8' 1" x 7' 7" (2.46m x 2.30m)*  
Double glazed window to the front elevation, with distant views. Radiator.

### **Bathroom**

The bathroom retains the original 1930's vintage white suite and feature tiling. Built-in linen cupboard. Radiator. Double glazed rear window.

### **Gardens**

The property occupies a corner plot and so has gardens to three sides. The side garden includes a decked patio area with feature palm tree and wooden garden shed. There is gated access from the rear garden onto Moss Lane, with mature hedge and fencing to the boundaries..

### **Front Garden**

There are wonderful views from the front garden and at the bottom of the steps a private pathway gives neighbours access along the front of the terrace row.

### **Parking**

Slater Avenue is a private road with unallocated and unreserved parking for residents. There is also parking available on Moss Lane, again unreserved.

### **Tenure**

This is a Freehold property. Easements and restrictive covenants apply. For full details, please refer to the Title deeds.

### **Directions**

From Heben Bridge town centre proceed to the Town Hall and onto Hangingroyd Lane. Continue to the very bottom, turning left into Moss Lane. Proceed to the top of the hill and Slater Avenue is located on the right hand side.

### **Council Tax**

Band B

Calderdale MBC Council Tax – 01422 288003.

### **How To View This Property**

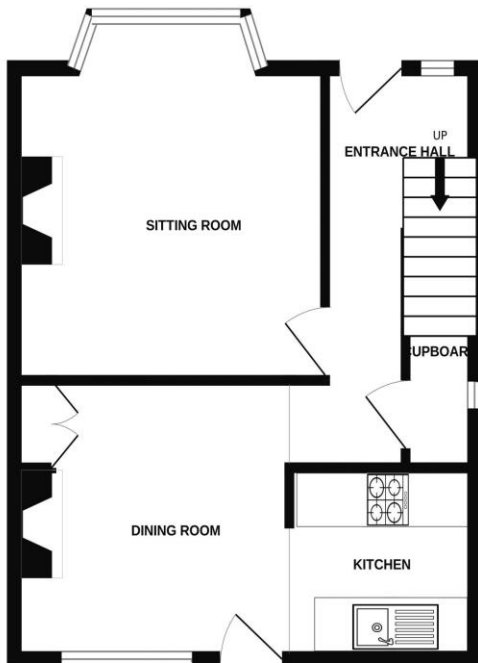
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

[enquiries@clairesheehan-estateagents.co.uk](mailto:enquiries@clairesheehan-estateagents.co.uk)

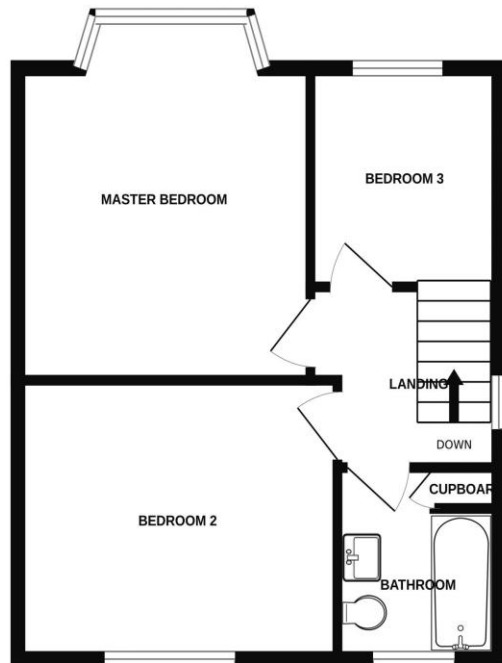
Important: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us. You are advised to check the availability of this property before travelling any distance to view.

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

GROUND FLOOR  
403 sq.ft. (37.5 sq.m.) approx.



1ST FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq.ft. (77.8 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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