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**Foster Lane, Hebden Bridge,
West Yorkshire, HX7 8HF**

OIRO £495,000



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10 Foster Lane, Hebden Bridge, West Yorkshire, HX7 8HF

Detached Family Home

4 (Possibly 5) Bedrooms

Impressive Dining Kitchen

Side Garden & Wonderful Views

Garage & Private Parking

Lounge With Multi-Fuel Stove

Master Bedroom En-Suite

EPC EER (77) C

A unique detached property, offering spacious 4 (possibly 5) bedroom family accommodation arranged over 4 floors. This modern detached home has a delightful side garden, wonderful southerly views and private parking for 2 vehicles - much sought after in central Hebden Bridge. The lower ground floor comprises garage, family room or home office and a shower room. The upper ground floor accommodation includes a side entrance hallway, lounge with multi-fuel stove and an impressive dining kitchen. These rooms feature French windows and Juliet balconies, to maximise the views. The second floor offers 3 bedrooms, including a master bedroom with an En-Suite, plus a family bathroom. A spiral staircase leads to two attic rooms. Although modern this is a quirky home with character and blends into the surroundings area really well. Double glazing, gas central heating and solar panels are installed, hence the very good EPC rating, (77) C

Accommodation:

All measurements are approximate

Location

Located approximately 0.6 miles from Hebden Bridge railway station, on the outskirts of the town centre. This is a slightly elevated setting with a sunny southerly outlook.

Elevated Setting

Steps to the side of the house lead up to the side entrance.

Entrance Hallway

Timber panelled side entrance door. Double glazed rear window. Staircases to the second floor accommodation and down to the lower ground floor. Radiator.

Lounge

14' 1" x 13' 6" (4.30m x 4.12m)

A sunny and bright room with double glazed French windows to both the front and side elevations. There is a Juliet balcony to the front, with wonderful views over the town and hillside, whilst the side doors open onto a decked patio area. Decorative fireplace housing a multi-fuel stove. Radiator. Glazed door to the dining kitchen.

Dining Kitchen

20' 6" x 11' 4" (6.25m x 3.46m)

A spacious through dining kitchen.

Dining Area

Double glazed French windows with Juliet balcony. Radiator.

Kitchen Area

Double glazed rear windows and timber panelled rear entrance door. The kitchen is fitted with a range of wooden wall and base units having contrast granite worktops and breakfast bar with an inset single drainer sink. Integrated appliances include an electric oven, dishwasher, dual fuel hob and chimney style cooker hood. Part tiled surrounds.





Second Floor Landing

Feature double glazed window to the rear elevation. Built-in storage cupboard. Recess with spiral staircase leading to the attic bedroom and attic room.

Master Bedroom

13' 9" x 11' 2" (4.20m x 3.40m)

A bright and sunny bedroom with double glazed windows to both the front and side elevations. Radiator. wooden floorboards. Door to the en-suite shower room.

En-Suite

Fitted with a three piece white suite comprising; WC, wash hand basin and step-in shower enclosure. Part tiled surrounds. Heated towel rail. Double glazed side window.

Bedroom 2

9' 6" x 7' 5" (2.90m x 2.26m)

Double glazed twin windows to the front elevation, with views over the town. Radiator.

Bedroom 3

13' 1" x 6' 1" (4.00m x 1.85m)

Double glazed window to the front elevation, again with wonderful views. Radiator.

Family Bathroom

Three piece white suite comprising; WC, wash hand basin and panelled bath with shower over. Part tiled surrounds. Double glazed rear window.

Attic Room

10' 11" x 14' 8" (3.32m x 4.47m)

This additional attic room could easily be partitioned to create an additional bedroom. Radiator. Double glazed skylights. laminate wood flooring. Door to the adjoining attic bedroom. Access to eaves storage.

Attic Bedroom

11' 1" x 10' 4" (3.39m x 3.16m)

Double glazed skylights plus double glazed window to the side elevation. Laminate wood flooring. Radiator. Access to eaves storage.

Lower Ground Floor

A staircase from the entrance hall gives access to the lower ground floor garage, storage and additional family room. This space has potential for a self-contained granny flat or teenage annex.

Family Room/Study

11' 9" x 13' 1" (3.58m x 4.0m)

Double glazed side window. Self-contained front entrance door. radiator.

Garage

17' 7" x 11' 10" (5.37m x 3.60m)

With an up and over garage door. Wall mounted gas central heating boiler. Plumbing for a washing machine. Large store to the rear.

Shower Room

Located off the garage and fitted with a WC, wash hand basin and shower enclosure,

Garden

There is a secret garden located to the side of the house, screened by wooden fencing, stone walling and established shrubs and fruit bushes. The garden is terraced with a patio area and a wooden decked balcony, to enjoy the views. Steps from the top of the garden lead onto Lees Road. In addition there is a paved patio area to the rear of the house. Whilst this is a shady spot it is ideal for storage.

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.

Private Parking

Parking for two vehicles in front of the garage.

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.

Council Tax

Band E

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



TOTAL FLOOR AREA : 1822 sq.ft. (169.3 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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