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**Bank Terrace,
Hebden Bridge, HX7 6BU**

OIRO £300,000



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12 Bank Terrace, Hebden Bridge, West Yorkshire, HX7 6BU

Large Family Terrace House

Wooded Valley Views

Spacious Dining Kitchen

Character Bathroom

Delightful Rear Garden

3 Generous Bedrooms

Cosy Sitting Room With Stove

EPC EER (TBC)

This stone through terrace house offers very spacious three bedroom family accommodation with many character features. Open the front door and you enter an impressive hallway with a large dining kitchen and cosy sitting room with wood burning stove. There are two first floor bedrooms, both doubles, and a lovely bathroom with retro style suite. The second floor comprises of a spacious attic bedroom which is currently used as a home office and family room. Gas central heating (new boiler 2021) and partial double glazing installed. Located on the hillside just outside of Hebden Bridge town centre, close to wooded walks and handy for Hebden Royd Primary School.

Accommodation:

All measurements are approximate

Location

Enjoying a hillside setting just outside of Hebden Bridge town centre, with wooded valley views to the front. There is a pleasant walk through the woods to Colden Clough and Hebden Royd Primary School is very close by. The station is approximately 1 mile away.

Entrance Hallway

13' 5" x 3' 6" (4.08m x 1.07m)

Timber panelled front entrance door, with single glazed fanlight. Practical tiled floor. Original decorative ceiling cornice. Stripped wooden internal doors.

Dining Kitchen

13' 6" x 15' 9" (4.11m x 4.79m)

A spacious dining kitchen with a feature open plan wooden staircase to the first floor. Fitted with a range of wall and base units with cooker space to the chimney recess. Inset ceramic sink with mixer tap. Wall mounted gas central heating boiler (new 2021). Plumbed for a washing machine and dishwasher. Single glazed rear window, with garden views. Timber panelled rear entrance door.

Sitting Room

12' 11" x 11' 7" (3.93m x 3.53m)

Double glazed window to the front elevation which retains the wooden casing and offers lovely valley views. Feature fireplace housing a multi-fuel stove. Ceiling cornice. Radiator. Stained wooden floorboards. Folding doors open through to the dining kitchen.

First Floor Landing

Double glazed rear window with garden views. Stripped wooden internal doors. Wooden open plan staircase to the second floor landing. Radiator.





Bedroom 1

12' 10" x 10' 3" (3.91m x 3.12m) into recess

Double glazed window to the front elevation, retaining the wooden casing and enjoying wonderful valley views. Radiator.

Bedroom 2

13' 5" x 8' 6" (4.10m x 2.59m) + storage

Single glazed rear window with garden views. Built-in storage to the chimney recesses. Radiator.

Bathroom

9' 7" x 5' 3" (2.92m x 1.60m)

Fitted with a three piece character white suite comprising; high level flush WC, wash hand basin and panelled bath with electric shower over and folding screen. Vintage style radiator/towel rail. Part tiled surrounds. Double glazed window to the front elevation.

Second Floor Landing

Door to the attic bedroom.

Attic Bedroom

18' 0" x 14' 1" (5.48m x 4.29m) max

A spacious attic room, currently used as a home office and study. Laminate wood flooring. Radiator. Useful storage to the eaves. Double glazed Velux windows to both the front and rear elevations.

Rear Garden

There is a rear access passage to the rear of the terrace and steps lead into a walled rear garden.

Directions

Leave Hebden Bridge town centre heading towards Todmorden on the A646. Take the second right hand turning, after the Fox & Goose, opposite the bus layby, into Church Lane. Follow this road up the hill and round to the left, Bank Terrace is located on the right hand side, just before the left hand turning into Savile Road.

Tenure

This is a leasehold property with a 999 year lease commencing 1872 and a peppercorn ground rent, £1.05 PA set for the duration of the term.

Council Tax

Band B

Calderdale MBC Council Tax – 01422 288003.

How To View This Property

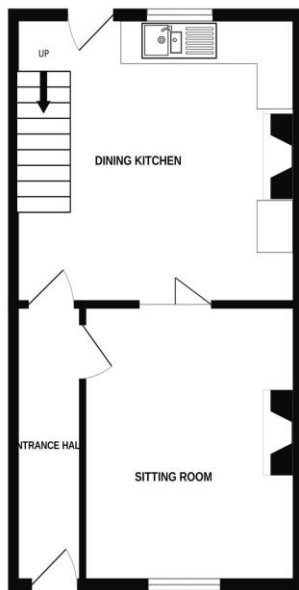
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

enquiries@clairesheehan-estateagents.co.uk

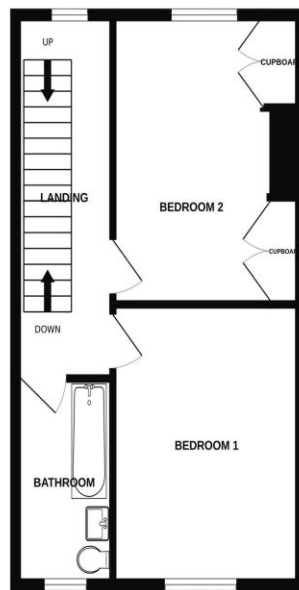
Important: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular 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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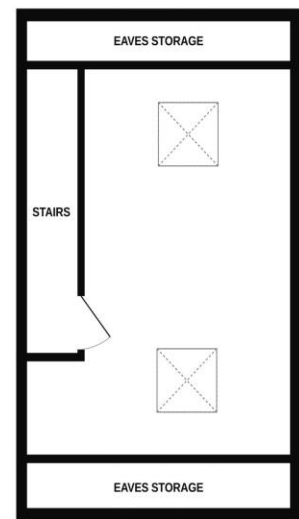
GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.



FIRST FLOOR
410 sq.ft. (38.1 sq.m.) approx.



ATTIC
350 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 1163 sq.ft. (108.1 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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