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**Clovelly, Stubbing Drive,
Hebden Bridge, HX7 6LS**

£300,000



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Clovelly, Stubbing Drive, Hebden Bridge, West Yorkshire, HX7 6LS

Extended Mid Terrace House

3 Bedrooms

Ground Floor Bathroom

No Chain

Large Gardens & Separate Garage

First Floor WC

Some Updating Required

EPC EER (63) D

An extended mid terrace house, enjoying a secluded cul-de-sac setting with a large garden sloping down to the river bank. This delightful setting is close to the canal with a level canal side walk into Hebden Bridge town centre. The house has been extended to provide generous three bedroom family accommodation. It would benefit from some TLC and improvements as it has been rented out for a number of years. Now vacant and available with No Chain. A separate garage is located at the end of the terrace. Double glazing and gas central heating system installed.

Accommodation:

All measurements are approximate

Location

Stubbing Drive is a cul-de-sac located close to the canal and near the Stubbing Wharf pub. The road gives access to the rear of the houses which have long gardens sloping down to the river. A delightful canal side walk leads into Hebden Bridge town centre, approximately 0.6 miles, with a bustling collection of shops, cafes and bars. The local station, which provides excellent commuter links to Leeds, Manchester, Bradford & beyond is within approximately 0.8 miles.

Rear Entrance

Upvc rear entrance door, opening into the kitchen.,

Dining Kitchen

18' 1" x 12' 2" (5.50m x 3.71m) + door recess

The extended dining kitchen has a double glazed Velux skylight and a double glazed window. The kitchen area is fitted with a range of wall and base units, with an inset stainless steel one and a half bowl sink and mixer tap. There is plumbing for a washing machine and a built-in gas oven and hob with chimney style cooker hood. Recess ceiling spot lights. Radiator to the dining area.

Inner Hallway

Staircase to the first floor landing.

Lounge

11' 6" x 18' 6" (3.50m x 5.64m)

Decorative fireplace. Gas fire installed but repair needed. Radiator. Double glazed window with garden views and French windows open onto a patio area at the front.

Ground Floor Bathroom

9' 10" x 5' 5" (3.00m x 1.65m)

Fitted with a three piece white suite comprising; panelled bath with over bath shower, WC and wash hand basin. Part tiled surrounds. Radiator. Double glazed side window.





First Floor Landing

Double glazed rear window. Access via a retractable ladder to a boarded loft space. Panelled doors to the bedrooms.

Bedroom 1

11' 8" x 11' 2" (3.56m x 3.40m) + recess

Double glazed window to the front elevation with wonderful views of the gardens. Built-in storage cupboard/wardrobe. Radiator.

Bedroom 2

9' 7" x 8' 8" (2.92m x 2.64m) max

Double glazed rear window. Radiator. Built-in double cupboard, housing the gas central heating boiler.

Bedroom 3

11' 7" x 5' 10" (3.53m x 1.78m)

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

WC

A useful first floor WC with small wash hand basin.

Loft Space

10' 4" x 17' 2" (3.16m x 5.24m)

A useful loft space, floored and decorated with a double glazed Velux window. Reduced head height so not suitable as a bedroom but certainly a useful storage or hobby space.

Rear Garden

Small garden to the rear with gated access, screened by mature hedge and shrubs.

Front Garden

There is a paved patio area immediately to the front of the house, with a right of access for neighbouring houses in the terrace. The large garden then slopes down to the riverbank with a wooden shed at the bottom of the garden. Although somewhat overgrown, and the steps need attention, with landscaping this would be a delightful garden.

Separate Garage

17' 1" x 8' 10" (5.20m x 2.70m)

A separate garage is located at the end of the terrace with parking in front of the garage. Up and over door.

Directions

From Hebden Bridge town centre, take the A646 heading towards Heptonstall and Todmorden. After the traffic lights, continue straight ahead, passing the turning circle on the right. Look for a left hand turning, into Stubbing Drive by the Stubbing Wharf pub. Keep left, along the side of the canal and continue to the far end of this cul-de-sac. Clovelly is located on the left hand side, the middle terrace in the red brick row.

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 B

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.

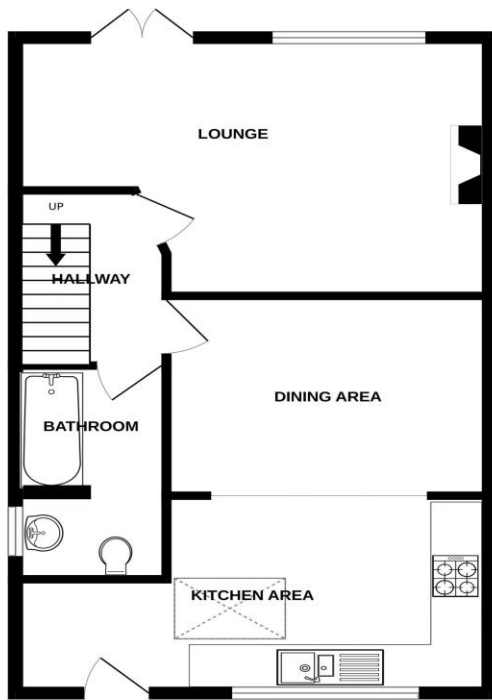
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How To View This Property

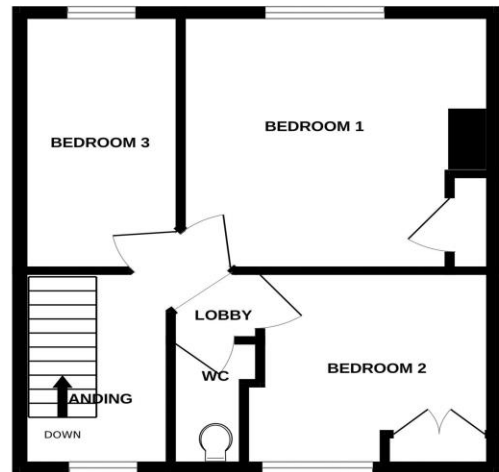
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

enquiries@clairesheehan-estateagents.co.uk

GROUND FLOOR
555 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR
386 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA: 940 sq.ft. (87.4 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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