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**Highfield Crescent, Hebden Bridge,  
West Yorkshire, HX7 8LA**

**£325,000**



Claire Sheehan Estate Agents  
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# 46 Highfield Crescent, Hebden Bridge, West Yorkshire, HX7 8LA

## 1930's Character End Terrace

### 3 Bedrooms

### Stylish Fitted Dining Kitchen

### Private Parking

## Delightful Enclosed Gardens

### Sitting Room With Multi-Fuel Stove

### Modern Fitted Bathroom

### Many Character Features

An improved and very well presented three bedroom end terrace house, enjoying an elevated setting in Hebden Bridge with wonderful enclosed gardens. This beautiful home retains much of the original 1930's character and comprises; entrance hallway, sitting room with feature fireplace and multi-fuel stove, spacious dining kitchen, landing with access to a sizeable and boarded out loft, 2 double bedrooms plus a boxroom/bedroom 3 and stylish bathroom. The gardens are enclosed with wonderful views of the hillsides and there is also a private parking space. Double glazing and gas central heating installed.

EPC EER (TBC)

#### Accommodation:

*All measurements are approximate*

#### Location

Enjoying an elevated cul-de-sac setting, at the top of a popular cul-de-sac, enjoying wonderful valley views. Highfield Crescent is a steep cul-de-sac located just off Foster Lane, just over 0.5 miles from the local station and convenient for town centre amenities.

#### Entrance Hall

Timber panelled front entrance door with leaded lights.

#### Entrance Hallway

Radiator. Stripped wooden door to the sitting room and wooden staircase to the first floor landing.

#### Sitting Room

*10' 9" x 13' 1" (3.27m x 4.00m) + Bay*

A delightful room with stained wooden floor boards and feature fireplace, housing a multi-fuel stove with stone hearth. Radiator. Double glazed bay window to the front elevation, with window vinyls emulating the original 1930's lead design.

#### Dining Kitchen

The dining kitchen has been opened up to create a lovely bright space, with stained wooden floor boards.

#### Dining Area

*9' 6" x 10' 9" (2.90m x 3.28m)*

Double glazed rear window. Radiator. Fitted base cupboards with wooden worktops, extending into the kitchen.

#### Kitchen Area

*9' 7" x 5' 1" (2.92m x 1.54m)*

Fitted wall and base cupboards with wooden work tops and inset double ceramic bowl. Integrated electric oven and gas hob with chimney style cooker hood. Part tiled surrounds. Plumbed for a washing machine. Useful understairs cupboard, shelved for storage. Double glazed rear window and double glazed rear entrance door.





### First Floor Landing

Double glazed side window. Access via a retractable ladder to a fully boarded loft space, with insulation. The loft offers further potential as neighbouring homes have added skylights.

### Bedroom 1

10' 10" x 10' 10" (3.31m x 3.30m)

A delightful bedroom with decorative cast iron fireplace and stained wooden floorboards. Radiator. Double glazed window to the front elevation, with wonderful valley views.

### Bedroom 2

9' 7" x 9' 9" (2.93m x 2.96m)

Stained wooden floorboards. Radiator. Double glazed rear window with lovely garden views.

### Bedroom 3

8' 2" x 5' 4" (2.5m x 1.62m) max into door recess

A small bedroom/box room ideal as a nursery or study. Radiator. Double glazed window to the front elevation, again with valley views. Stripped wooden floorboards.

### Bathroom

5' 11" x 6' 4" (1.80m x 1.93m)

Fitted with a vintage themed white suite, comprising WC, wash hand basin and panelled bath with over bath shower and glass screen. Attractive tiled surrounds and patterned flooring. Chrome heated towel rail. Cupboard housing the gas central heating boiler. Double glazed rear window.

### Front Garden

There is a long front garden, comprising of an enclosed patio area with gated access to the side pathway. In addition there is a level lawn with established shrubs and bushes, providing a good degree of privacy.

### Rear Garden

The rear garden is also enclosed with gated access to the pathway. Please note there is a right of access for neighbours. The garden comprises a paved patio area, lawn and additional raised patio terrace to the far corner, with wonderful valley views. Timber garden shed. Outside lighting and cold water tap.

### Private Parking

A parking space, for one car, has been created from the top of the front garden.

### Directions

From Hebden Bridge town centre proceed via Valley Road or Keighley Road onto Foster Lane. Highfield Crescent is a cul-de-sac off here and number 46 is situated at the top on the right hand side.

### 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.

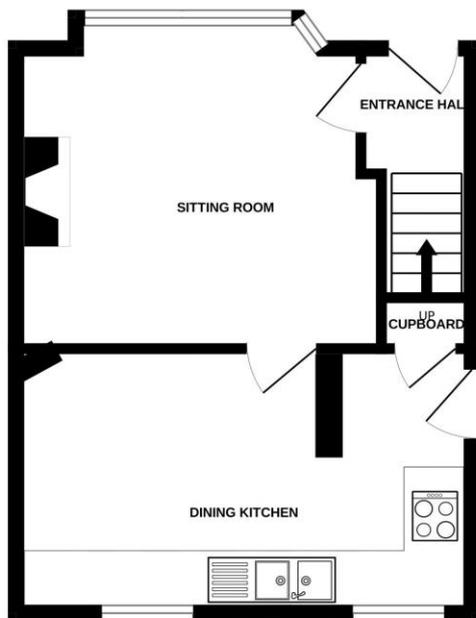
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## How To View This Property

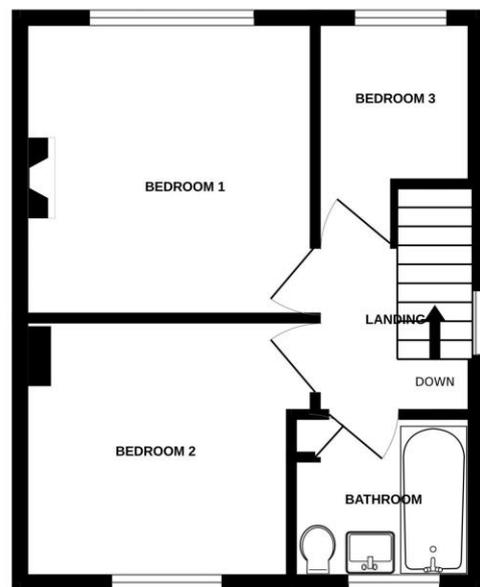
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

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

GROUND FLOOR  
334 sq.ft. (31.1 sq.m.) approx.



1ST FLOOR  
332 sq.ft. (30.8 sq.m.) approx.



TOTAL FLOOR AREA : 666 sq.ft. (61.9 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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