



A stone end stone terrace house with the advantage of a separate rear garden, so rare for terrace houses in central Hebden Bridge. The property requires some repair and improvements, yet offers excellent potential.

The accommodation spans three floors and includes, a generous living room with feature fireplace and stove, kitchen, spacious first floor bathroom and double bedroom, attic bedroom and additional attic room with the character arched window. A gas central heating system is installed.

Offered with No Chain.

- Stone End Terrace House
- Requires Some Repair/Improvement
- Popular Location
- No Chain
- Separate Rear Garden
- 2, Possibly 3 Bedrooms
- Excellent Potential
- EPC EER (45) E

Accommodation:

All measurements are approximate

Location

Conveniently located just outside of Hebden Bridge town centre and approximately 0.7 miles from the railway station. This through stone terrace is situated towards the end of this no-through street and enjoys pleasant views of the garden to the rear. Unreserved street parking is available.

Living Room

14' 4" x 13' 2" (4.36m x 4.02m) into recess

Timber panelled front entrance door. Single glazed window to the front elevation. Wood flooring. Feature fireplace housing a multi-fuel stove. Doors to the staircase and kitchen.

Kitchen

7' 2" x 13' 1" (2.18m x 4.00m) max understairs

Single glazed rear windows and rear entrance door. Wall and base units with electric oven and gas hob built-in. Inset sink. Wall mounted gas central heating boiler. Plumbed for a washing machine. Trap door to a cellar.

First Floor Landing

Single glazed rear window with lovely garden views. Stairs to the second floor rooms.

Bedroom 1

12' 2" x 13' 3" (3.72m x 4.03m) max dimensions

A large double bedroom with stained wooden floorboards. Single glazed window to the front elevation. Radiator. Built-in storage cupboard.

Bathroom

9' 6" x 7' 9" (2.90m x 2.35m) max

Fitted with a three piece white suite comprising; panelled bath with over bath shower, WC and wash hand basin. Part tiled surrounds. Radiator. Built-in cupboard. Single glazed rear window with garden views.

Attic Room

10' 10" x 13' 4" (3.30m x 4.06m)

A lovely room, which currently gives access to an adjoining attic bedroom but the space could be opened up to create one large double bedroom or divided to create two smaller rooms. Feature arched, double glazed, window to the front elevation. Stained wooden floorboards. Multi-fuel stove with stone hearth.

Attic Bedroom

6' 11" x 13' 3" (2.10m x 4.03m)

Double glazed Velux skylight. Exposed ceiling beams. Access to eaves storage.

Rear Passage

Rear access passage for residents in the terrace, with stepped access.

Separate Garden

Gated access, from the rear passage, into a large rear garden, mainly laid to lawn with a large outbuilding. The garden enjoys a sunny outlook and distant hillside views. In addition there is a terraced garden area to the side of the house, at the top of the turning area.

Tenure

This is a Freehold property, with separate Titles for the house and gardens. Restrictive covenants and easements apply, please refer to the Title Deeds.

Directions

From the town centre proceed to Nutclough taking the Keighley Road. Turn left at the lights into Foster Lane and then immediate right into Lees Road. First left is Unity Street and number 18 is situated towards the far end on the right hand side.

Council Tax

Band A

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.

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.

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How To View This Property

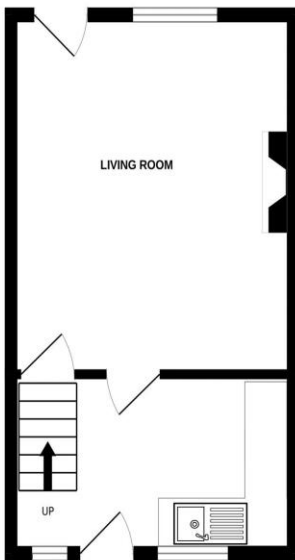
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

Claire Sheehan Estate Agents

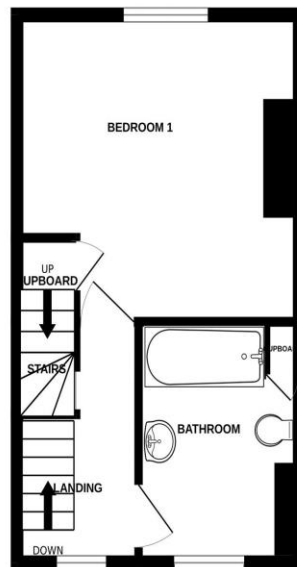
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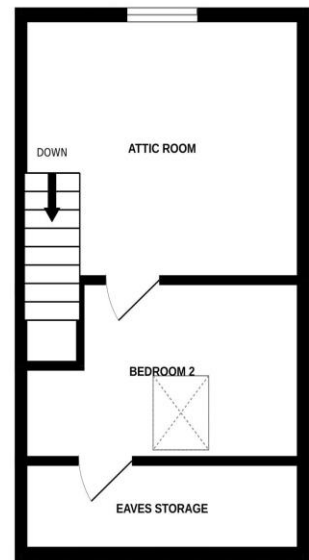
GROUND FLOOR
279 sq.ft. (25.9 sq.m.) approx.



1ST FLOOR
279 sq.ft. (25.9 sq.m.) approx.



2ND FLOOR
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 843 sq.ft. (78.3 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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