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**Lisronagh, Palace House Road,
Hebden Bridge, HX7 6HW**

OIRO £500,000



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Lisronagh, Palace House Road, Hebden Bridge, West Yorkshire, HX7 6HW

Detached True Bungalow

Generous Gardens + Large Field

3 Double Bedrooms

Scope For Updating/Extending

Wonderful Valley Views

Ample Private Parking & Garage

Spacious Living Accommodation

No Chain

An individually designed and constructed detached bungalow occupying a generous plot on the hillside off Palace House Road. This is a central location, handy for the town centre and station yet bordered by woods and fields. The views over Hebden Bridge and the valley are amazing. A separate field is also included in the sale of the property - which offers untapped potential. The bungalow itself would benefit from some updating and improvements, however the roof was redone in 2022 and also offers potential for extending. Briefly comprising; front entrance lobby, study and store room, spacious lounge, separate dining room, breakfast kitchen and utility store room. From an inner hallway there is access to the three double bedrooms, a modern bathroom and separate WC. A garage and driveway provide ample private parking. Offered with No Chain - viewing essential. EPC EER (TBC)

Accommodation:

All measurements are approximate

Location

Enjoying an elevated setting, on the wooded hillside off Palace House Road, above Hebden Bridge town centre. Accessed via a private lane which in turn becomes a footpath leading through the woods and up to the grazing and moorland above. The setting is scenic with wonderful north light views over Hebden Bridge and the valley. Off the beaten track yet still very convenient for all town centre amenities and particularly handy for the local railway station which can be accessed at the bottom of Palace House Road.

Front Entrance

A timber panelled front entrance door open into an entrance lobby. Double glazed window.

Study

5' 9" x 4' 5" (1.76m x 1.35m)

A small study with double glazed window and adjoining store room.

Store Room

5' 9" x 4' 5" (1.76m x 1.35m)

Useful storage space. Potential to knock through to enlarge the study or create an additional WC.

Lounge

14' 11" x 17' 4" (4.55m x 5.28m)

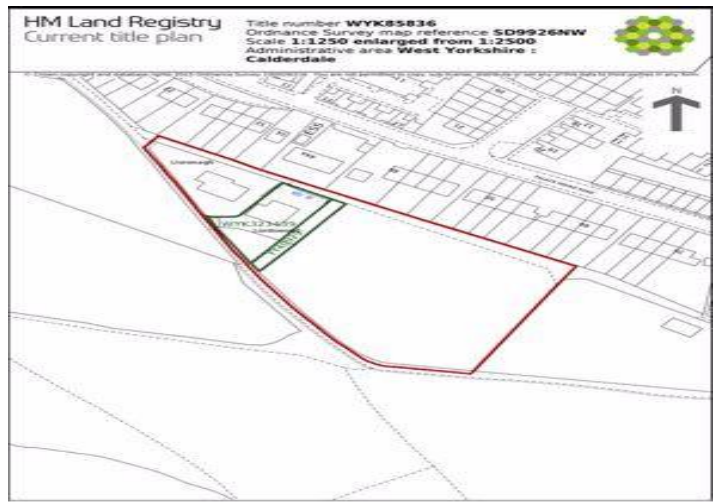
A spacious lounge with double glazed window to the front elevation and wonderful views. Multi-paned glazed internal doors. Decorative fireplace housing a gas fire. Radiator.

Dining Room

12' 6" x 10' 10" (3.80m x 3.31m)

Double glazed rear window. Radiator.





Breakfast Kitchen

12' 8" x 10' 10" (3.87m x 3.30m)

Fitted range of wall and base units with single drainer sink and plumbing for a washing machine. Double glazed rear window. Side entrance door.

Utility Room

7' 10" x 4' 5" (2.40m x 1.35m)

Housing the gas central heating boiler.

Inner Hallway

Loft access.

Bedroom 1

15' 6" x 12' 2" (4.72m x 3.72m) max incl wardrobes

A large double bedroom with fitted wardrobes. Double glazed window to the front elevation with wonderful valley views. Radiator.

Bedroom 2

14' 2" x 12' 2" (4.31m x 3.72m)

An additional large double bedroom, with fitted wardrobes to the recess. Double glazed rear window. Radiator.

Bedroom 3

9' 6" x 9' 10" (2.90m x 3.00m) + wardrobes

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

Bathroom

9' 0" x 6' 0" (2.75m x 1.83m) max

Fitted with a modern white suite comprising; wash hand basin with vanity unit and panelled bath with over bath shower and screen. Built-in storage/linen cupboard. Part tiled surrounds. Double glazed rear window.

Separate WC

Housing a WC with double glazed rear window.

Garage

19' 8" x 10' 11" (6.00m x 3.33m)

A large garage with up and over door plus personal door to the rear. The garage has side windows and power and light laid on.

Gardens

The bungalow is set within lawned gardens which extend to three sides. There are wonderful views from the gardens, over Hebden Bridge to the valley and also into the fields and woods at the rear.

Separate Field

A track/ lane runs along the bottom below the gardens which affords vehicular access to the adjoining field. The track is also a public footpath and bridle way. The field is planted with several trees and borders the woods at the top, with a stone walled boundary. Please refer to the Title Plan.

Directions

From Hebden Bridge town centre, turn left at the side of the Co-op and left again following the sign for Fairfield. Continue through the lights and over the railway bridge, onto Palace House Road. Take the second right turning, by the Footpath sign and this lane leads up the hill to two detached properties, Lisronagh is the first on the left.

Tenure

This is a Freehold property. Restrictive covenants and easements apply, please refer to the Title Deeds.

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.

Council Tax
Band E

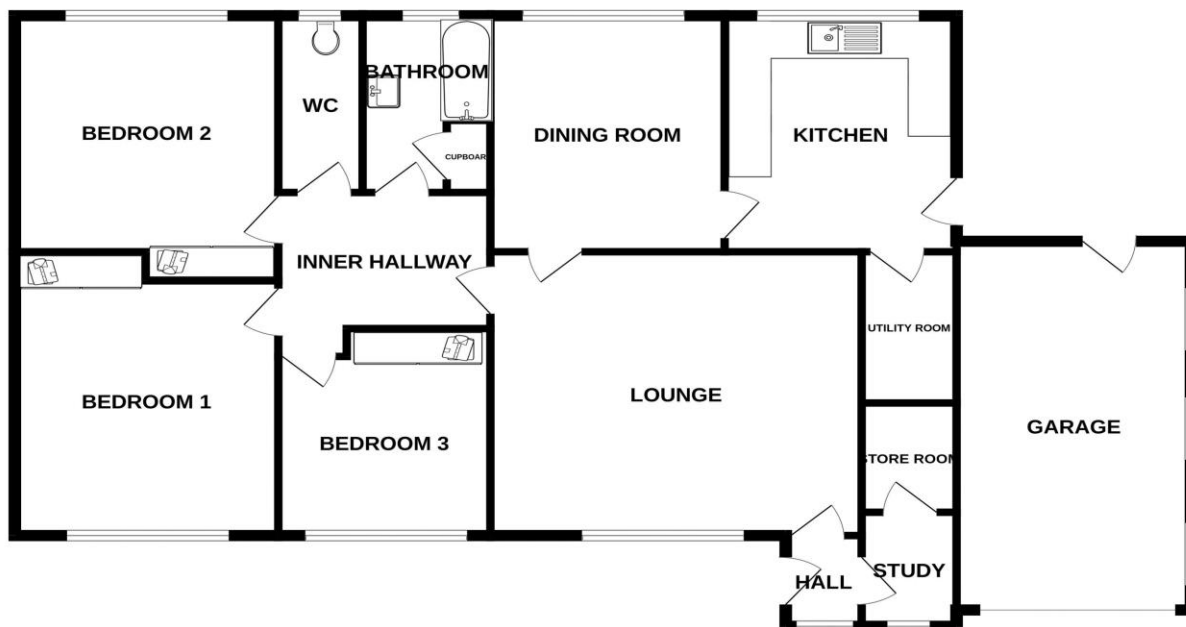
Calderdale MBC Council Tax – 01422 288003.

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

GROUND FLOOR
1461 sq.ft. (135.8 sq.m.) approx.



TOTAL FLOOR AREA : 1461 sq.ft. (135.8 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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