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

OIRO £300,000



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

Town House With Large Gardens

2 Generous Bedrooms

Elevated Setting With Views

Central Heating & Double Glazing

French Windows To Dining Kitchen

Modern Bathroom Suite

Double Parking Area

Beautiful Home, Viewing Essential

A beautifully presented and much improved mid town with surprisingly large gardens and the most wonderful views of the town and valley. The property has double glazing and a gas central heating system installed and comprises; entrance hallway, sitting room with wooden floor boards, modern fitted dining kitchen with French windows to the rear garden, 2 bedrooms and a modern fitted bathroom. There is a long front garden, off road parking and an enclosed rear garden with a greenhouse and views over allotments. A wonderful home, early viewing recommended. **EPC EER (59) D.**

Accommodation:

All measurements are approximate

Location

Enjoying an elevated cul-de-sac setting, with wonderful views over Hebden Bridge town and valley. 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

Double glazed front entrance door. Radiator. Stairs. Original stained panelled wooden door to the sitting room.

Sitting Room

12' 11" x 11' 11" (3.94m x 3.63m)

Double glazed window to the front elevation with wonderful views. Inset gas fire. Radiator. Stripped wooden floorboards and stained panelled door to the dining kitchen.

Dining Kitchen

9' 5" x 14' 11" (2.88m x 4.54m)

The kitchen area is fitted with a range of modern design wall and base units with contrast worksurfaces and tiling to the surrounds. Inset ceramic single drainer sink and mixer tap. Integrated Neff electric fan oven and Neff induction hob with chimney style cooker hood above. Plumbed for a washing machine. Useful understairs storage area. Wooden floor. Double glazed rear window and double glazed French windows, opening into the delightful rear garden with views of allotments beyond. Radiator.

First Floor Landing

Panelled wooden doors. Access via a retractable ladder to a generous loft space which is boarded out and has a light fitted. Excellent storage space with potential for a hobby area.

Bedroom 1

11' 8" x 14' 11" (3.55m x 4.55m) max into recess

A generous double bedroom with double glazed window to the front elevation and distant views. Radiator. Picture rail.





Bedroom 2

9' 7" x 8' 8" (2.91m x 2.63m)

Double glazed rear window, with distant views.
Radiator.

Bathroom

6' 7" x 6' 2" (2.0m x 1.87m)

Double glazed rear window. Modern three piece white suite comprising; panelled bath with shower and screen, WC and wash hand basin. Part tiled surrounds. Radiator. Double glazed rear window.

Front Garden

Long front garden, laid to lawn with established borders and fenced boundary. Gated access to the parking area.

Rear Garden

Enclosed rear garden with a greenhouse and fenced boundaries. Distant views beyond the gardens which backs onto allotments.

Parking Area

At the foot of the garden is a private off road parking area with parking for 2 cars.

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 14 is situated towards the top on the left hand side.

Tenure

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

Council Tax

Band B

Calderdale MBC Council Tax – 01422 288003.

How To View This Property

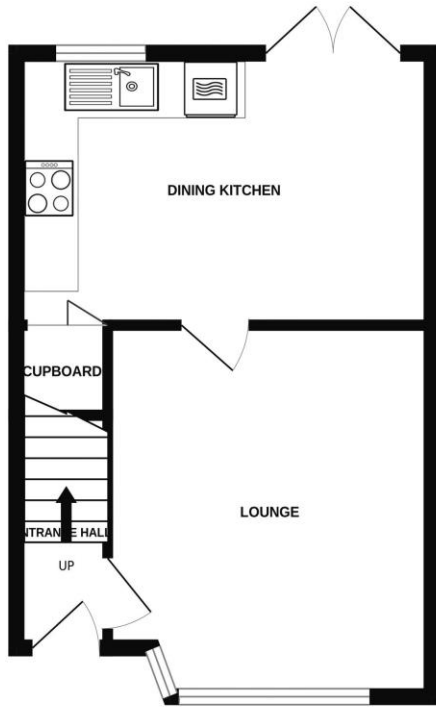
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

enquiries@clairesheehan-estateagents.co.uk

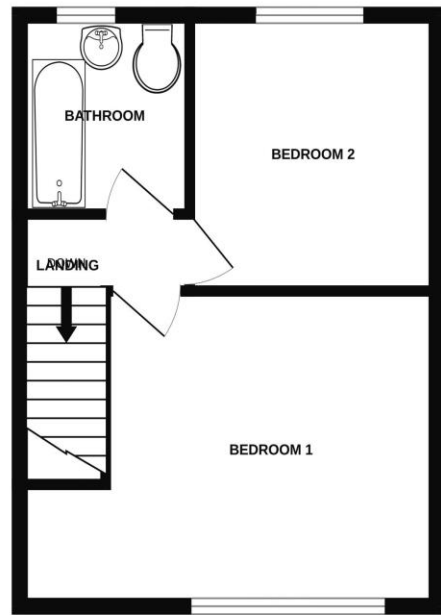
Important: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us. You are advised to check the availability of this property before travelling any distance to view.

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.

GROUND FLOOR
334 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR
316 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA : 650 sq.ft. (60.3 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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