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**West Laithe, Heptonstall,
Hebden Bridge, HX7 7LX**

£350,000



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1 West Laithe, Heptonstall, Hebden Bridge, West Yorkshire, HX7 7LX

Grade II Listed Stone Cottage

Delightful Rear Garden

Barrel Vaulted Dining Kitchen

Available Chain Free

Conservation Village Setting

Spacious Lounge With Bay Window

2 Bedrooms

Gas Central Heating System

A delightful stone end cottage, located on a pedestrian only cobbled street in the conservation village of Heptonstall. This Grade II Listed character cottage has a south facing rear garden and wonderful rear views. There are 2 bedrooms and spacious living accommodation which includes a lounge with walk-in bay window and a lower ground floor dining kitchen with barrel vaulted ceiling. Double glazing and a gas central heating system installed, with a new boiler in 2022, electrical upgrading in 2025 and redecoration throughout in 2026. Available Chain Free!

Accommodation:

All measurements are approximate

Location

The conservation village of Heptonstall is located on the hillside above Hebden Bridge, within approximately 1 mile of the town centre and station. This delightful village, characterised by the weaver's cottages, snicketts and cobbled alleyways, is renowned for the local Parish church and is a popular destination for day trippers and walkers. West Laithe is a small terrace row of cottages located off Church Lane.

Front Entrance

Wooden front entrance door. Double glazed windows to the front and side elevations plus small stained and leaded window to the stairwell. Quarry tiled flooring. Radiators.

Lounge

18' 1" x 14' 5" (5.51m x 4.40m) into bay

Feature walk in double glazed bay window to the rear elevation, with wonderful southerly views. Stone fireplace housing a multi-fuel stove. Exposed ceiling beams and attractive hardwood flooring. Radiator.

Bathroom

9' 10" x 5' 6" (3.00m x 1.67m) max

The ground floor bathroom is fitted with a three piece white suite having an over bath shower. Double glazed side window. Part tiled surrounds. Radiator.

Landing/Utility

The half landing has a stone flagged floor and side entrance door. There is a Utility space with plumbing for a washing machine. Steps continue to the lower ground floor dining kitchen.





Dining Kitchen

17' 5" x 12' 2" (5.30m x 3.70m)

A rustic style character dining kitchen having a stone flagged floor, stone fireplace with gas stove and feature barrel vaulted high ceiling. Double glazed stone mullion windows to the rear. Custom made pine wall and base cupboards with matching dresser and a butlers sink. New work tops fitted 2026. Wooden rear entrance door.

First Floor Landing

Wooden latch doors to the bedrooms.

Bedroom 1

9' 10" x 13' 5" (3.00m x 4.10m) max incl wardrobes

Stone mullion windows to the rear with double glazed panes and wonderful valley views. Built-in wardrobes with useful pull-out work station. Radiator. Loft hatch.

Bedroom 2

8' 7" x 10' 8" (2.62m x 3.25m) max

Double glazed window to the front. Radiator. Ceiling beams.

Rear Garden

A separate walled garden is located to the rear, beyond the cobbled rear access lane. This delightful garden has a garden pond, established beds and a patio area. The cobbled access lane runs along the back of the cottages with gated access.

Garden Shed

A wooden garden shed is located to the side of the house. The shed is on land outside of the title but this area has been used by the owners and occupants of Number 1 for many years.

Parking

Heptonstall's quirky cobbled streets were not built for cars! However, the village has a central car park offering free parking for residents and visitors.

Tenure

This is a Freehold property. Easements apply, please refer to the Title Deeds.

Directions

From Hebden Bridge centre use the turning circle to turn back and fork left at the lights onto Heptonstall Road. As you enter the village, visitors are directed to the public car park. West Laithe is located at the end of Church Lane.

Council Tax

Band C

Calderdale MBC Council Tax – 01422 288003.

How To View This Property

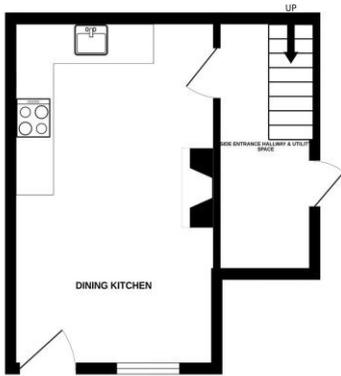
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

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.

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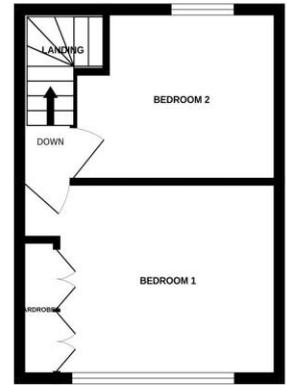
LOWER GROUND FLOOR
250 sq.ft. (23.3 sq.m.) approx.



GROUND FLOOR
337 sq.ft. (31.3 sq.m.) approx.



1ST FLOOR
253 sq.ft. (23.5 sq.m.) approx.



TOTAL FLOOR AREA : 840 sq.ft. (78.0 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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