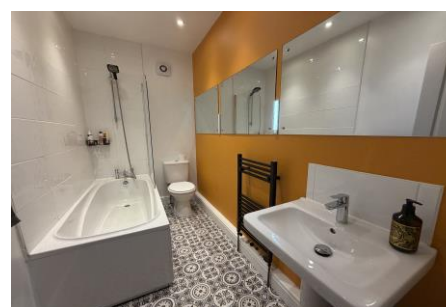




This corner stone terrace house would make an ideal first purchase and offers character two-bedroom accommodation within Hebden Bridge. Double glazing and a gas central heating system are installed within this property which comprises; entrance vestibule, living room with stone flagged floor and stone fireplace with a multi-fuel stove, smart fitted kitchen with appliances, useful cellar, 2 generous first floor bedrooms and stylish bathroom. Being a corner terrace, there is a dual aspect to both the living room and master bedroom. Located above the town centre, close to countryside walks and particularly handy for the station.

EPC EER (58) D



- **Corner Stone Terrace - Dual Aspect**
- **Smart Fitted Kitchen With Appliances**
- **2 Generous Bedrooms**
- **Handy For Town & The Station**
- **Character Living Room With Stove**
- **Useful Cellar**
- **Stylish Fitted Bathroom**
- **Ideal First Purchase**

Accommodation:

All measurements are approximate

Location

A corner terrace house, located on the corner of Palace House Road and Norfolk Street. The location is a short walk from Heben Bridge town centre and also from the railway station. There are also countryside walks on the door step.

Entrance Vestibule

Timber panelled front entrance door with panelled door and screen leading to the living room.

Living Room

13' 7" x 14' 1" (4.14m x 4.30m) max incl vestibule

A lovely room, with character features such as the stone flagged floor, stone fireplace and multi-fuel stove. The dual aspect windows, both double glazed, are a distinctive feature. Radiator. Panelled internal door to the kitchen.

Kitchen

4' 8" x 14' 1" (1.42m x 4.30m) + recess

Fitted with a stylish range of modern design wall and base units, with coordinated work surfaces and an inset stainless steel single drainer sink. Built-in dishwasher and electric oven and hob. Part tiled surrounds. Extractor. Double glazed side window. Panelled doors to the staircase and cellar steps.

Cellar

A useful cellar with plumbing for a washing machine.

First Floor Landing

Panelled internal doors.

Bedroom 1

8' 8" x 12' 5" (2.64m x 3.78m) + recess

This is a great bedroom with dual aspect double glazed windows, and distant hillside views. Radiators. Decorative cast iron fireplace. Built-in cupboard.

Bedroom 2

5' 2" x 10' 8" (1.57m x 3.25m) max incl wardrobe

Double glazed side window. Radiator. Fitted wardrobe storage.

Bathroom

4' 2" x 9' 8" (1.26m x 2.95m)

A stylish modern bathroom fitted with a three piece white suite; comprising; panelled bath with over bath shower, WC and wash hand basin. Part tiled surrounds. Radiator/towel rail. Recess spot lights. Extractor.

Tenure

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

Council Tax

Band A

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.

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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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