



A semi-detached stone cottage enjoying a delightful semi-rural setting, on the hillside just over one mile from Hebden Bridge centre. The cottage offers two-bedroom accommodation with double glazing and a gas central heating system. Comprising; entrance porch and hall, through lounge with multi-fuel stove, modern fitted dining kitchen with built-in oven and hob, 2 first floor double bedrooms and a bathroom. The cottage is surrounded by stunning Pennine countryside and has a patio garden to the front and additional garden, bordering the hillside. There is also an allocated parking space to the rear. It is a delightful home, offered un-furnished and ideally suited to a single person or couple looking for a long-term rental. Sorry dogs are not permitted at this property. **Bond £1000.00**



- **Semi-Detached Stone Cottage**
- **2 Double Bedrooms**
- **Modern Fitted Dining Kitchen**
- **Parking & Gardens**
- **Delightful Hillside Setting**
- **Lounge with Multi-fuel Stove**
- **Gas Central Heating System**
- **EPC EER (75) C**

#### **Accommodation:**

*All measurements are approximate*

#### **Location**

A semi-detached cottage located in a semi-rural setting, surrounded by stunning Pennine countryside, yet within approximately 1 mile of Hebden Bridge town centre. There is a local bus service with a stop within a few yards of the cottage. Old Town village is within approximately 0.5 miles, which has a village store, local pub and Primary School.

#### **Front Access**

Please note that access to the front of the cottage is via the neighbouring property's courtyard and driveway.

#### **Entrance Porch**

Double glazed window.

#### **Inner Hallway**

Attractive part glazed internal doors.

#### **Lounge**

**17' 1" x 10' 10" (5.2m x 3.30m)**

Feature stone fireplace housing a multi-fuel stove, with stone hearth and wood mantle. Radiators x2. Wall lights x2. Double glazed windows to both the front and rear elevations. Ceiling beams.

#### **Storage Cupboard**

A useful understairs storage cupboard, housing the electricity fuse box and with a vent for a tumble dryer.

#### **Dining Kitchen**

**17' 1" x 8' 6" (5.20m x 2.60m)**

Double glazed windows to both the front and rear elevations. Radiator. Recess spot lighting. The kitchen area is fitted with a range of modern design wall and base units, having under unit spot lighting and part tiled surrounds. Integrated Stoves gas oven, Beko gas hob and stainless steel chimney style cooker hood. Plumbed for a washing machine and also a dishwasher. Inset stainless steel one and a half bowl sink with mixer tap. Cupboard housing the Baxi gas central heating boiler.

#### **First Floor Landing**

High beamed ceiling. Wooden internal doors. Double glazed rear window.

#### **Master Bedroom**

**17' 1" x 8' 6" (5.20m x 2.60m)**

High beamed ceiling. Double glazed windows to both the front and rear elevations with garden and hillside views. Radiator.

#### **Bedroom 2**

**10' 3" x 10' 9" (3.13m x 3.28m)**

Double glazed window to the front elevation. Radiator. High beamed ceiling.

#### **Bathroom**

Fitted with a three piece white suite comprising; WC, wash hand basin and wood panelled bath with Mira shower over and glass shower screen. Radiator. Part tiled surrounds. Wall cupboard. Extractor and electric shaver point. Double glazed rear window.

#### **Gardens**

There is a stone flagged patio garden to the front, which enjoys a sunny southerly outlook. There is also use of garden to the side and rear which extends into the hillside and leads to the parking area. Please note the gardens are not fenced and are open to the neighbouring property and the moor.

#### **Allocated Parking**

Located at the top of the garden and accessed via Height Road.

#### **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.

**[enquiries@clairesheehan-estateagents.co.uk](mailto:enquiries@clairesheehan-estateagents.co.uk)**

Important Information: We have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

You are advised to check the availability of this property before travelling any distance to view. 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 and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property.

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.

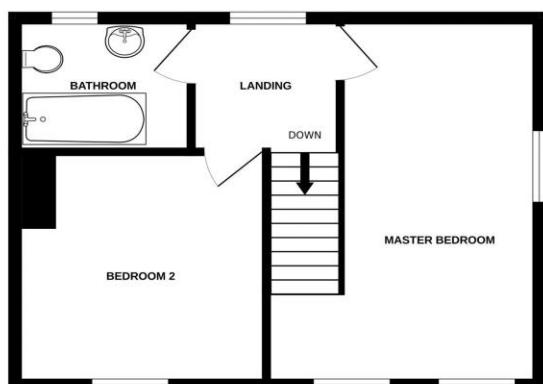
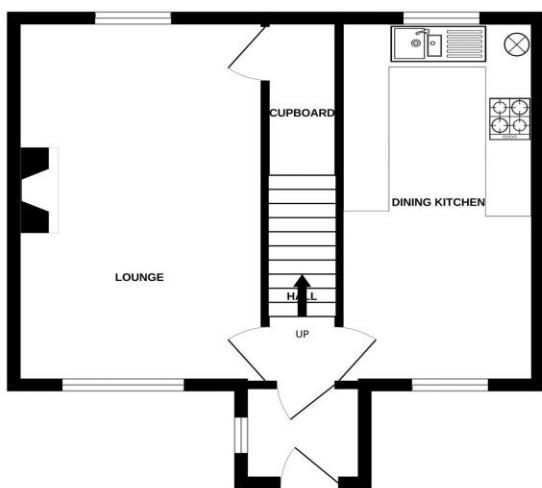
**Claire Sheehan**

[www.clairesheehan-estateagents.co.uk](http://www.clairesheehan-estateagents.co.uk)

## St Ambrose's Cottage, Wadsworth Lane, Hebden Bridge, HX7 8PP

GROUND FLOOR  
404 sq.ft. (37.6 sq.m.) approx.

1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 786 sq.ft. (73.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements or doors, windows, rooms and other internal features are approximate only. 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.  
Made with Metropix ©2023

