



This Grade II Listed stone cottage offers spacious two bedroom accommodation. The cottage retains character features and is very well presented with modern improvements. Comprising: generous lounge with feature stone fireplace and multi-fuel stove, fitted dining kitchen with skylights, utility/boiler store, large master bedroom and a second small double bedroom, stylish modern bathroom suite. There is a patio garden to the rear, terraced into the hillside. Double glazing, gas central heating system, mains smoke alarms and security alarm installed. Located just outside of the town centre, close to the canal path. A delightful property which must be viewed to be truly appreciated. EPC exempt.

- **Grade II Listed Character Cottage**
- **Large Dining Kitchen With Skylights**
- **Stylish Modern Bathroom**
- **Gas Central Heating System**
- **Spacious Lounge With Multi-fuel Stove**
- **2 Double Bedrooms**
- **Terraced Rear Garden**
- **Double Glazed**

**Green Springs,
Hebden Bridge, HX7 6NE.**

£270,000

Accommodation:

All measurements are approximate

Location

Green Springs is located off King Street, on the road which leaves Hebden Bridge in the direction of Todmorden. The cottage enjoys a sunny southerly outlook with views towards the canal. There is access onto the canal tow path at the Stubbing Wharf and Hebden Bridge town centre is a 15 - 20 minute walk, approximately 0.8 miles.

Front Entrance

External canopy porch. Timber panelled front entrance door.

Lounge

12' 6" x 18' 2" (3.81m x 5.53m)

A very spacious living room with feature stone fireplace housing a multi-fuel stove. Exposed stone wall and ceiling beams. Stone mullion windows, with double glazed panes. Recess spot lighting. Radiator. Attractive oak flooring. Open plan staircase to the frost floor landing.

Dining Kitchen

12' 6" x 14' 5" (3.82m x 4.40m) max

A lovely dining kitchen with stone flagged floor and exposed stone wall. Double glazed rear window plus Velux skylights. Fitted wooden wall and base units with wood block worktops over and inset ceramic single drainer sink with mixer tap. Recess spot lights. Radiator.

Utility/Store

Wooden latch door from the kitchen leading to a useful store, housing the gas central heating boiler and with plumbing for a washing machine.

First Floor Landing

Fitted wooden storage unit. Access to a boarded loft space via a retractable ladder. Wooden latch internal doors.

Bedroom 1

12' 6" x 13' 1" (3.80m x 4.00m) max into recess

A large double bedroom having double glazed, stone mullion windows to the front elevation with views to the canal. Exposed stone chimney breast. Radiator. Bespoke pine wardrobes, available by negotiation.

Bedroom 2

5' 10" x 12' 3" (1.77m x 3.73m) max

A small double bedroom with twin double glazed windows to the rear elevation. Radiator. Garden views.

Bathroom

8' 11" x 5' 9" (2.73m x 1.76m)

Stylish bathroom fitted with a three piece modern white suite, comprising: panelled bath with shower over, WC and wash hand basin. Attractive tiled surrounds. Painted wooden floorboards. Radiator. Built-in linen cupboard. Double glazed window to the front elevation.

Rear Garden

The kitchen door opens onto a paved patio area. Steps lead to a raised terraced garden, built into the hillside with stone walled boundary.

Garden Frontage

Stocked with a variety of shrubs, providing screening from the roadside.

Directions

Leave Hebden Bridge heading towards Todmorden on the A646. Green Springs is located on the right hand side, after the turning circle and after the Stubbing Wharf pub.

Tenure

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

Council Tax

Band A

Calderdale MBC Council Tax – 01422 288003.

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.

Claire Sheehan

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How To View This Property

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

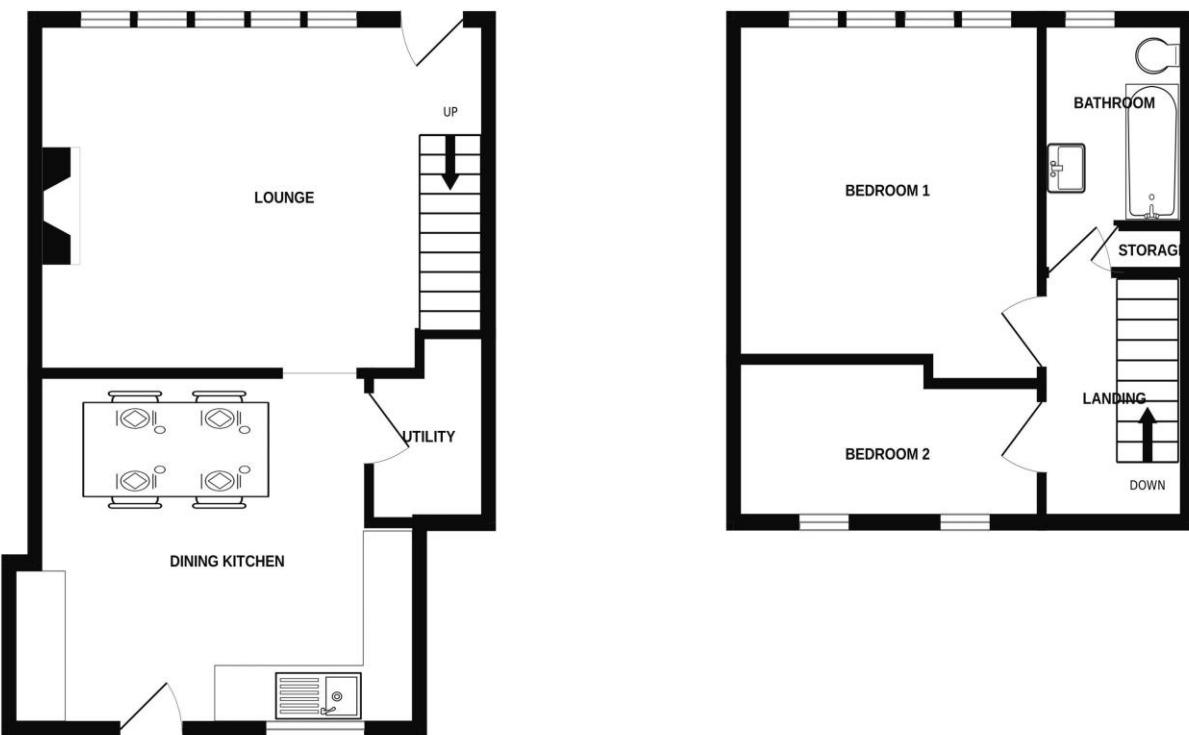
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GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.

1ST FLOOR
325 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 762 sq.ft. (70.8 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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