



A stone terrace cottage located beside the canal at Hawksclough, approximately 1 mile from Hebden Bridge station. The accommodation spans three floors and includes; entrance hall, lounge/dining room, fitted kitchen, first floor double bedroom and spacious 4 piece bathroom plus 2 further attic bedrooms.

There is a private parking bay opposite and a small garden with summerhouse.

Double glazing and gas central heating system installed.

**Monthly Rental £750.00 Plus Bond £750.00**

- **3 Bedroom Stone Cottage**
- **Parking & Small Garden**
- **Gas Central Heating & Double Glazed**
- **Spacious 4 Piece Bathroom**
- **Canalside Setting**
- **Approx 1 mile Hebden Bridge Station**
- **Modern Fitted Kitchen**
- **EPC EER (60) D**

**Hobart Buildings, Hawksclough,  
Hebden Bridge, HX7 8NW.**

**£750.00 pcm  
+ Bond**

**Accommodation:**

*All measurements are approximate*

**Location**

Hobart Buildings is a small cul-de-sac set back off the A646 Burnley Road at Hawksclough, between Hebden Bridge and Mytholmroyd. The terrace backs onto the canal and so there are lovely canal views to the rear, plus a pleasant canalside walk. Hebden Bridge mainline station is within approximately 1 mile. Please note the property is located within a High Risk flood zone, however, we are not aware of any recent issues.

**Entrance Hall**

Front entrance door. Multi-paned glazed door to the lounge.

**Lounge/Dining Room**

Double glazed window. Radiator. Laminate wood flooring. Exposed stone wall.

**Kitchen**

Double glazed rear window with canal views. Modern fitted wall and base units with coordinated work surfaces and stainless steel sink with mixer tap. gas cooker with chimney style cooker hood. Chrome heated towel rail. Wall mounted gas central heating boiler. Understairs storage cupboard and door to the staircase.

**First Floor Landing**

Double glazed rear window, with canal views. Stairs to the attic bedrooms.

**Bedroom 1**

Large double bedroom to the front elevation with double glazed window. Fitted wardrobes. Radiator.

**Bathroom**

Spacious bathroom with a four piece white suite, comprising; WC, wash hand basin, panelled bath and separate shower enclosure. Part tiled surrounds. Radiator.

**Second Floor Landing**

**Attic Bedroom 2**

Double glazed Velux skylight. Radiator.

**Bedroom 3**

A small single bedroom or a study. Double glazed Velux skylight. Radiator.

**Separate Garden Opposite**

Small sitting out area beyond the parking space with a wooden summerhouse.

**Parking**

Tarmac parking space for a small to average car.

**Council Tax**

Band A

Calderdale MBC Council Tax – 01422 288003.

**Please Note:**

**This property falls within the High Risk flood zone.**

**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.  
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**Claire Sheehan**

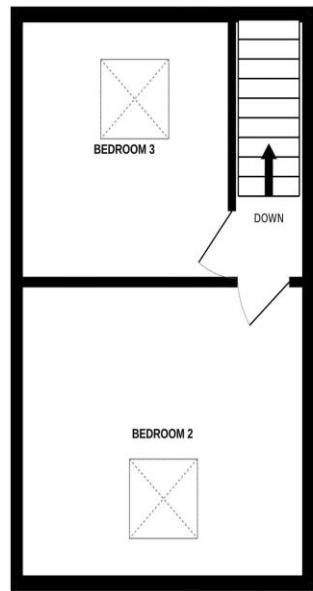
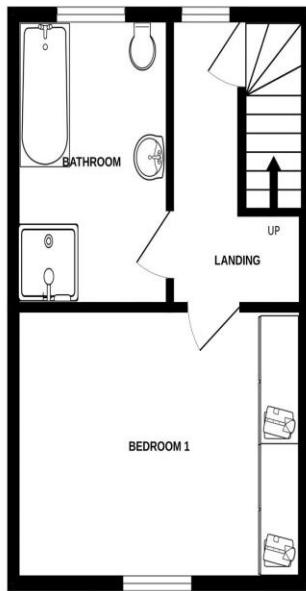
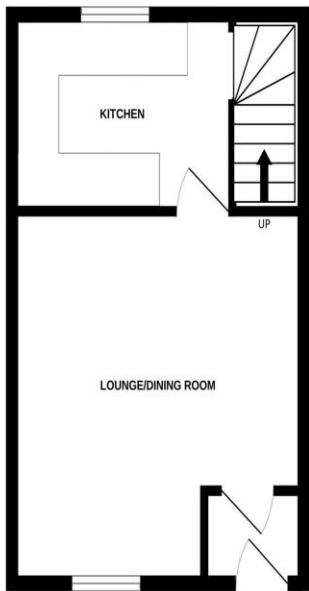
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# 9 Hobart Buildings, Hawksclough, Hebden Bridge, HX7 8NW

GROUND FLOOR  
298 sq.ft. (27.7 sq.m.) approx.

1ST FLOOR  
298 sq.ft. (27.7 sq.m.) approx.

2ND FLOOR  
298 sq.ft. (27.7 sq.m.) approx.



TOTAL FLOOR AREA : 894 sq.ft. (83.0 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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