



Bridge Lanes, Hebden Bridge, HX7

£165,000

None

Tenure: Freehold, **Bedrooms:** 2

HouseSimple is pleased to present this property in Hebden Bridge.

Key features:

- Grade 2 listed
- Woodburning stove
- Character features
- Recently renovated
- Beautifully presented
- Close to local amenities
- Viewigs highly recommend
- Ideal for a young professional couple

Extra info:

- **Property Age:** 200 years
- **Council Tax:** Band B (£1353.73 per-annum)
- **Double Glazing:** Part
- **Heating:** Gas
- **Parking:** None



Housesimple are pleased to bring to the market this beautifully renovated stone terrace. Spanning 3 floors this Grade 2 listed house is within easy reach of Hebden Bridge town centre and station. Many character features such as sash windows, woodburning stove and cast iron fireplace. The accommodation briefly comprises; Open plan living/kitchen with woodburning stove, first floor double bedroom, newly installed bathroom and large attic bedroom.

Accommodation

Front entrance door gives access to the

Entrance vestibule

Open plan Kitchen/living area

Large open plan kitchen/living/dining space with 2 large double glazed windows to the front and a further 2 windows to the rear with far reaching views. Wood burning stove with exposed stone fireplace. 2 double radiators. New kitchen with a range of units and wooden work surface. Electric oven and induction hob, stainless steel sink and drainer and plumbing for washing machine. Stripped wooden floor throughout. Door to stairs,

Landing

Double radiator and original sash window to rear. Stairs to third floor.

Bathroom

New bathroom with bath and shower over, pedestal basin and low flush WC. Combi boiler. Useful understairs storage space.

Double bedroom

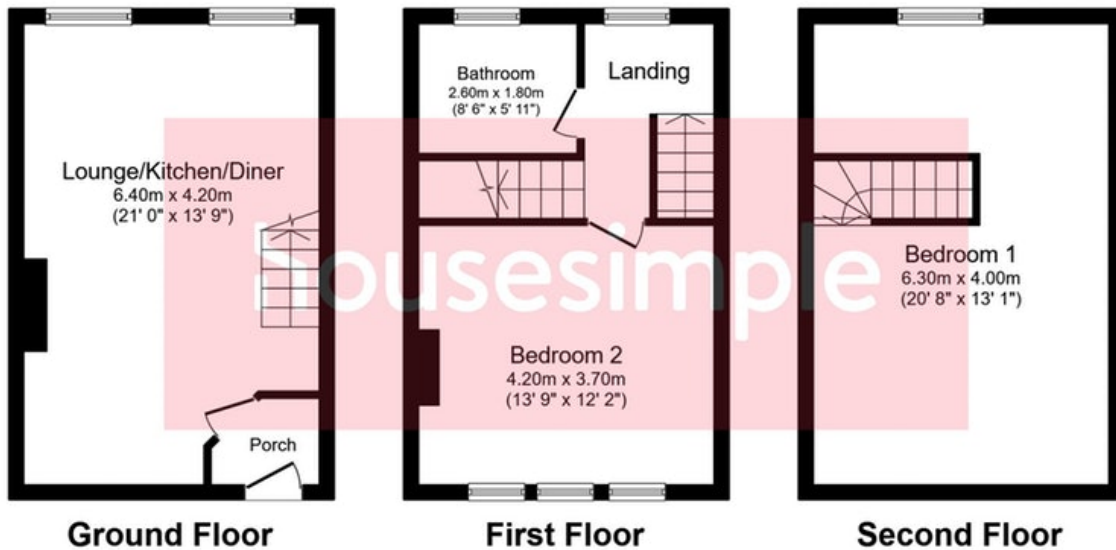
Large double bedroom with new double glazed sash windows to the front with stripped stone surround. radiator. Cast iron fireplace and exposed stone wall.

Third floor

Large attic bedroom with original sash window to rear and new Velux window. Double radiator.

The property is newly renovated to a very high standard. Having undergone a full rewire and installation of gas central heating throughout.

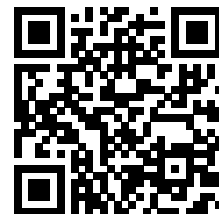
Floor plan:



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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