



Bridge Lanes, Hebden Bridge, HX7

£170,000

None

Tenure: Freehold, **Bedrooms:** 2

Very well presented two double bedroom Grade 2 listed stone terrace property which has been renovated throughout to a high standard and offered for sale with NO ONWARD CHAIN. The property is set over three floors and boasts many original period features including exposed beams, original timber fram

Key features:

- Grade 2 listed
- Original period features
- NO ONWARD CHAIN
- Renovated throughout to a high standard
- Open plan living space
- Two double bedrooms
- Three piece white bathroom suite
- Original sash windows
- Exposed beams
- Oak flooring
- Close to local shops and amenities
- Excellent transport links

Extra info:

- **Property Age:** 200 years
- **Council Tax:** Band B (£1353.73 per-annum)
- **Double Glazing:** Part
- **Heating:** Gas
- **Parking:** Street Parking



Very well presented two double bedroom Grade 2 listed stone terrace property which has been renovated throughout to a high standard and offered for sale with NO ONWARD CHAIN. The property is set over three floors and boasts many original period features including exposed beams, original timber framed sash windows and timber front entrance door. Conveniently placed in a central location with easy access to all the local shops and amenities of Hebden Bridge including park, country walks, cinema, restaurants, shops, schools and excellent transport links to both the commercial centres of Leeds and Manchester.

The accommodation comprises:

Open Plan Lounge/Kitchen 6.40m (21') x 4.17m (13'8")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap with tiled splashbacks, space for fridge/freezer, fitted electric oven, built-in four ring electric hob, original sash windows to rear, double glazed windows to front, storage cupboard, radiator, oak flooring, original timber entrance door, exposed beams.

First Floor

Landing

Original sash window to rear.

Bedroom 4.17m (13'8") x 3.72m (12'2") max

Double glazed windows to front, radiator.

Bathroom

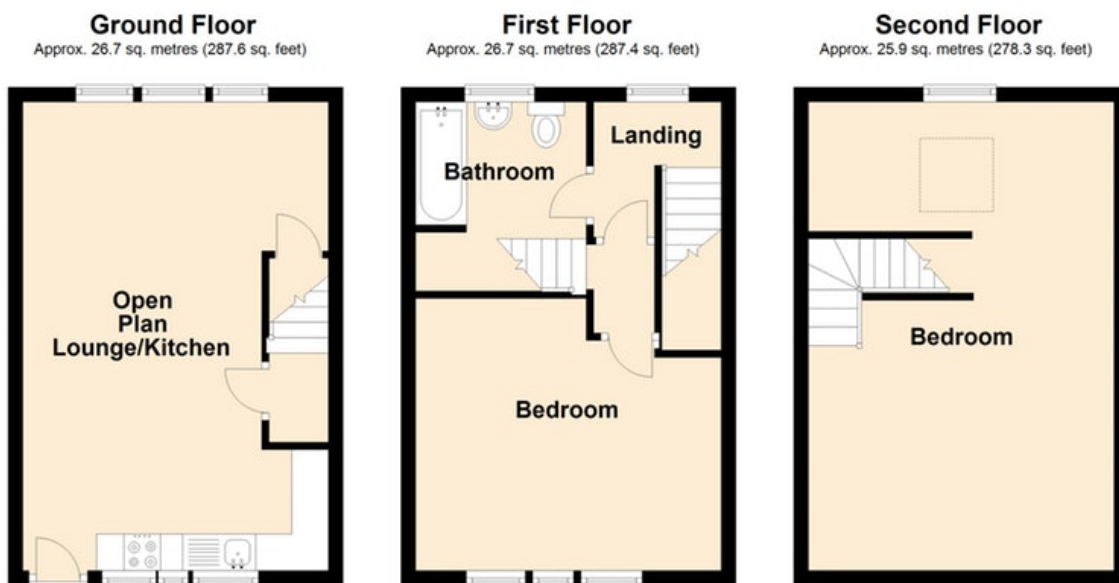
Fitted with three piece suite comprising panelled bath with independent electric shower over, pedestal wash hand basin with mixer tap and low-level WC, sash window to rear, heated towel rail, wall mounted gas boiler, plumbing for washing machine.

Second Floor

Bedroom 6.32m (20'9") x 4.09m (13'5")

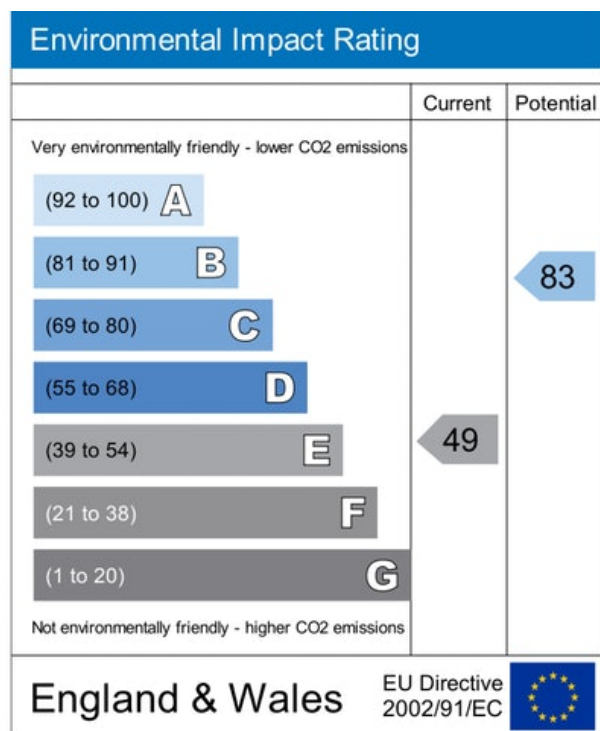
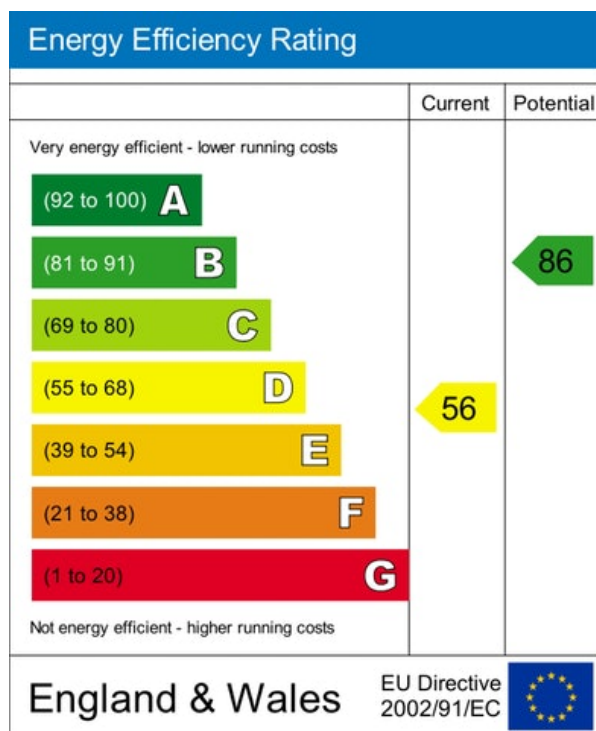
Original sash window to rear, velux skylight, radiator, exposed beams.

Floor plan:



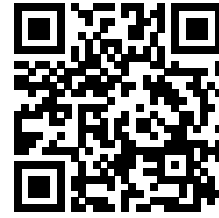
Total area: approx. 79.3 sq. metres (853.4 sq. feet)

Energy Performance Certificate:



MISREPRESENTATION ACT, 1967.

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