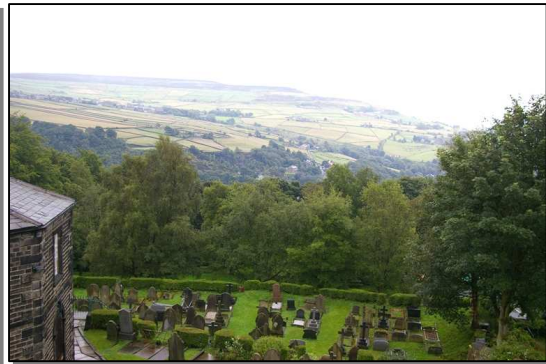


36-38 NORTHGATE
HEPTONSTALL, HEBDEN BRIDGE, HX7 7ND

GUIDE PRICE £275,000

This is a rare opportunity to acquire a large house in the centre of the most popular village of Heptonstall. The house, originally the residence to the Methodist Chapel overlooks this historic Grade II Star building and the beautiful hillside and wooded valleys.



Originally two cottages this is an ongoing renovation project with the main structural works having been completed allowing the purchaser to develop the property to their own specifications. There is a wealth of original features including the cast-iron fireplaces.

36-38 Northgate briefly comprises: 2 Sitting Rooms, Study, Entrance Porch, Cloakroom, Lower Ground floor: Dining Room, Kitchen, Three Bedrooms, Bathroom.

Situated in the centre of the historic village of Heptonstall, for local amenities and just over a mile away from the vibrant town centre of Hebden Bridge for all amenities including the railway station with excellent rail links to Leeds and Manchester.

Ryburne & co has prepared these Sales Particulars upon instruction of the Vendor(s). Services, fittings and equipment referred to within the Sales Particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly prospective Buyer(s) must make their own enquiries regarding such matters.

Ground Floor

ENTRANCE PORCH – The front door opens onto this useful porch area which has a concrete floor and could provide lots of storage potential. ‘Velux’ roof light.

CLOAKROOM – There is plumbing for a w.c., wash hand basin and drain in place for shower. The room is large enough to be used for a variety of purposes. ‘Velux’ roof light.

SITTING ROOM 1 – (3.49m max x 4.70m). Beamed ceiling, Double glazed windows with extensive views over the neighbouring hills. Stone Fireplace

STUDY – (2.67m max x 4.67m). Stone mullion windows with views to the rear. Beamed ceiling, Stone fireplace.

SITTING ROOM 2 – (4.26m max. x 3.46m min.). Beamed ceiling, stone fireplace and double glazed window overlooking the churchyard. Stairs to first floor and staircase to be fitted down to the Lower Ground floor. External door on to Northgate.

Lower Ground Floor

DINING ROOM – (4.23m max. x 4.64m). Beamed ceiling, Large stone fireplace. Window with view overlooking the church. Access door to the rear, Chapel Fold and Northgate.

KITCHEN – (3.47m x 4.52m). Window to the rear with lovely views.

First Floor

LANDING – 6.32m max. x 0.93m min. 1.77m max. Exposed roof beams, window to the front, ‘Velux’ roof light. Access to all rooms on the first floor.

BATHROOM – (2.03m x 2.12m). Three piece suite in white comprising bath, hand-basin and w.c. Window to the gable end. Beamed ceiling. Half tiled walls and ceramic tiled floor.

BEDROOM ONE – (4.23m x 2.66m). Beamed ceiling. Original cast iron fireplace. Double glazed window to the front with extensive views.



BEDROOM TWO – (3.42m x 3.52m). Original fireplace, beamed ceiling and window to the front with extensive elevated views.



BEDROOM THREE – (4.58m x 2.58m). Chamfered mullion windows to the rear with superb views. Original fireplace and beamed ceiling. Further window to the front.





EXTERIOR –There is a small forecourt to the front and a long paved area to the rear with an external CELLAR providing useful storage area. The rear of the property looks over the historic Wesleyan Chapel, which dates back to 1764, and to the hillside of Old Town and Mount Skip. There is also a view along the valley in the direction of Mytholmroyd.

LOCATION – From our Hebden Bridge office take the A646 towards Todmorden and using the turning circle go up the hill towards Heptonstall, at the fork in the road take the left fork towards Heptonstall and continue straight ahead until you reach the part of the road that turns into cobble stones. Continue and turn right immediately before The Cross Public House. Proceed for about 50 yards to 36-38 Northgate on the right.