

Ryburne & Co

31-33 West End Hebden Bridge HX7 8UQ

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FOURTEEN OSBORNE STREET

HEBDEN BRIDGE, HX7 8BE

Guide Price £260,000

This imposing, stone, four-bedroom, period property has fine open views overlooking Hebden Bridge and the beautiful countryside beyond. Well maintained and with most attractive décor this property has easy access to the centre of Hebden Bridge and all the excellent shops, restaurants, pubs and many other various amenities.



Fourteen Osborne Street, (an over-dwelling) has high rooms of good dimensions and some of the original features remain. Briefly comprises: *Ground floor* Kitchen/Dining Room, Sitting Room with large bay window. *First floor* Landing, Two Bedrooms, Bathroom with 4-piece suite. *Second floor* Bedrooms Three and Four. To the front is flagged seating area and with two storage areas below. Gas central heating and majority double glazing.

Situated in a superb elevated position, this property is within easy walking distance of vibrant Hebden Bridge centre, with an excellent Grade II Listed railway station and good services to Manchester, Leeds and various towns and cities.



Ground floor

KITCHEN/DINING ROOM – 4.45m x 4.05m Range of high quality base and wall units with complementary oak worktops and tiled splashback. Built in fridge, freezer and washing machine. Leisure gas oven and hob. Double sash window to the front. Wooden floor. Two Radiators. Stairs to first floor and landing. Opens on to...



SITTING ROOM – 4.68m x 4.05m Double glazed bay window to the rear offering magnificent views over Hebden Bridge and the surrounding countryside. Cast Iron fireplace with solid fuel fire. Beautiful ornate cornice and ceiling rose. Radiator.



Stairs to first floor

The stairs continue to the first floor LANDING which provides access to all rooms on the first floor and stairs to the second.

BEDROOM ONE – 4.06m x 4.05m Spacious bedroom with double glazed windows to the rear offering fine views over Hebden Bridge and the beyond. Cast iron feature fireplace. Fitted wardrobes. Radiator.



BEDROOM FOUR – 3.58m max x 2.45m Sash window to the front. Radiator.



BATHROOM – 3.56 m x 1.48 m Quality white suite comprising Roll top bath with wall fitted shower above. His and Hers wash hand basins and high flush Victorian style WC. Mosaic style heated tiled floor. Window to the side.

Second floor

BEAMED BEDROOM TWO – 4.81 m x 4.05 m max. Large, light and airy Double bedroom. Arched windows to the front. Roof light. Radiator.



BEAMED BEDROOM THREE– 4.37m x 4.05m Light and open room with beamed pitched ceiling with two 'Velux' roof lights to two elevations.



EXTERNAL – There is a paved patio area to the front of the property offering a variety of uses. Steps lead down to two outbuildings which have power.



LOCATION – From our Hebden Bridge office turn right and proceed for approx. 200 metres. Turn left onto Albert Street, and follow the road to the T-junction. Turn right and immediate left onto Birchcliffe Road. Take the first right onto Osborne Street and number 14 is on the right-hand side.

VIEWING - By appointment with our office.