

FOURTEEN SACKVILLE STREET
HEBDEN BRIDGE HX7 7DJ

GUIDE PRICE: £107,950

This is a substantial stone late Victorian mid terraced back- to- back House. Set on an attractive cobbled street in a convenient level residential position with Hebden Bridge centre nearby



Fourteen Sackville Street comprises: *Ground floor* Sitting Room, Fitted Kitchen, Cellar, *First floor* Landing, Bedroom One, Bathroom. *Second Floor* Attic/Bedroom Two, uPVC double-glazing, electric night storage heating.

Situated in a level position the centre of the delightful small town of Hebden Bridge for all amenities including an excellent rail service 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

SITTING ROOM - 3.71 (max) x 4.20m uPVC Double-glazed window to the front. Ceiling rose. Gas fire set in a wood surround with marble inset. Night storage heater.



KITCHEN - 1.66 max x 3.41m max. Floor and wall units. Sink with stainless steel taps. uPVC double glazed window looking on to the street. Tiled splash back, electric oven with four hobs, oven with grill, washing machine. Heater. Stairs to first floor. Access to...

CELLAR - 3.16 max x 1.67m. Gas meter, electricity meter and fuse box. Stone floored cellar

First floor

LANDING - 1.50 x 1.50m max. Access to the second floor. Electric heater.



BEDROOM ONE - 4.21 x 3.15m max. uPVC double-glazed window to the front. Original iron fireplace.



BATHROOM - 2.55 x 2.26m Three-piece white suite comprising Bath, 'Redring' shower over the bath, wash hand basin and wc. Wooden vanity cabinet over the sink, tiled around bath., bath base fitted in a wooden panel. Heater. uPVC frosted double-glazed window to the front.

Second floor

BEAMED ATTIC/BEDROOM TWO - 5.48 x 4.22m 'Velux' roof light. Under eaves storage with fitted gas boiler. Original fire place.



VIEWING - By appointment with our office.

LOCATION - From our Hebden Bridge office turn second left onto Hope Street. Proceed to the T-junction and turn left (Keighley Road). Turn left again in front of White Lion and follow the road onto Hangingroyd Road. Second left onto Regent Street and Sackville Street is next on the right