

FIFTEEN WOOD END

HEBDEN BRIDGE, HX7 8HJ

GUIDE PRICE: £149,000

This is an excellent stone middle terraced House conveniently located for town centre amenities with panoramic views overlooking Hebden Bridge to the beautiful hillside beyond.



Fifteen Wood End Comprises: Fitted Dining Kitchen, Sitting Room, Landing, Two Bedrooms, Bathroom, Studio Attic/Bedroom 3. The property has double glazing and gas central heating.

Hebden Bridge centre is approximately quarter of a mile away with 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

DINING KITCHEN – 4.69 x 3.56m Range of oak base and wall units with display cabinets, stainless steel sink unit with mixer taps. Window to front. Radiator. Stairs to First Floor.

SITTING ROOM - 4.49 x 3.56m Window to rear overlooking Hebden Bridge and hillside beyond. Coved ceiling. Radiator

LANDING – 4.57 x 1.73m max. including Stairs. ‘Stelrad Ideal Sprint Rapide’ combination Boiler. Stairs to Second Floor.

BEDROOM ONE – 3.53 x 2.64m Coved ceiling. Window to front. Radiator.

BEDROOM TWO – 3.62 x 2.88m Window to rear with excellent view. Coved ceiling. Radiator .

BATHROOM – 2.70 x 1.51m Three piece white suite comprising bath, wash hand basin and w.c. Complementary tiling. Window to the rear. Radiator.

ATTIC/BEDROOM 3 - 4.93 x 4.21m Beamed ceiling. Velux roof light. Under eaves storage to two sides. Radiator.

VIEWING - By appointment with our office.

LOCATION - From our Hebden Bridge office turn left, through the traffic lights second left (Hope Street) bear left. At the T-junction proceed left onto Keighley Road. Pass the traffic lights and Wood End is on the left .

MORTGAGES: Arranged by Independent Financial Advisors. FREE quotation, without obligation, at the best available rates. Please ask for details.

Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it.

To assist you in your decision to move we will be happy to call at your home and give a verbal valuation on your existing property. There will be no charge or obligation.