

**EIGHTEEN HEPTON DRIVE**  
**HEPTONSTALL, HEBDEN BRIDGE, HX7 7LU**  
**GUIDE PRICE REDUCED TO: £340,000**

A well maintained spacious family house, in a most popular location in the centre of Heptonstall having the most sought after features of gardens front and rear and off road parking for at least two cars. With five bedrooms this is an excellent family property providing the luxury of space.



**Eighteen Hepton Drive** briefly comprises: Entrance Hall, Kitchen, Dining Room, Cloakroom, Study/Utilities Room, Conservatory, Five Bedrooms, Sitting Room, Landing, Bathroom. Gas Central Heating, Double Glazing, Driveway, Separate Allocated Parking Space.

Situated in the centre of Heptonstall for all local amenities, and within one mile of Hebden Bridge town centre for all amenities including the railway station with excellent 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 HALL** (6.87m x 1.95m max. inc. stairs.) – The front door opens onto the hallway with a stained wooden staircase. There is a corniced ceiling, radiator and an under stair storage cupboard. The floor is tiled.



**KITCHEN THROUGH TO DINING ROOM** (6.63m X 5.84m approx) – Range of modern wall and base units in white with complementary work tops and stainless steel sink and drainer. Stainless steel cooker hood and extractor fan, stainless steel cooker splash-back, tiled floor and tiled splash-backs. Plumbed for washing machine and dishwasher, window to the front.

**Dining Area**

Tiled floor, radiator, deep skirtings and ample room for a good size table.



**CLOAKROOM** (1.94m x 0.77m) – Hand basin and w.c. in white, built-in storage cupboard, tiled floor and ceiling extractor fan.

**STUDY/UTILITIES ROOM** (2.95m x 1.88m) – With a pine floor this room is suitable for a variety of uses.



**CONSERVATORY** (3.22m x 2.43m) – Framed with stained wood and with a dwarf wall, this substantial conservatory makes an excellent room. There is a pine floor and a door direct onto the rear garden.

**BEDROOM ONE (2.96m x 2.97m)** – There is a window into the conservatory, a pine floor, corniced ceiling and radiator.

*First Floor*

**SITTING ROOM (6.21m min. x 4.96m max. inc. staircase)** – An impressive large sitting room, with windows to the rear. Stained wood fire place with a cast iron gas coal effect fire. Stained wood balustrade with spindles. Ceiling spotlights, pine floor, two radiators. There is an “L” shaped hallway giving access to the staircase to the second floor.



**BEDROOM TWO (3.65m x 4.09m max. 2.96m min)** – An “L” shaped room with windows to the front, currently being used as a study. Radiator and a large walk-in wardrobe/cupboard housing a “Vokera” combination boiler.



*Second Floor*

**LANDING (3.31m x 1.92m max. inc. staircase)** – Giving access to all rooms on the second floor as well the loft. Stained wood balustrade with turned spindles.



**BATHROOM (2.89m max. x 2.07m)** – Three piece suite in white comprising bath, hand-basin and w.c. Fully tiled walls and a tiled floor. Ceiling spotlights, radiator, window to the front, shaver socket and “Mira” over the bath mixer shower. “Advent” extractor fan.

**BEDROOM THREE** (4.92m x 2.95m max) – Windows to the front, radiator and deep skirtings.



**BEDROOM FOUR** (4.95m x 2.94m max. 2.48m min) – Windows to the rear and radiator.

**BEDROOM FIVE** (3.56m x 2.38m max. ) – The smallest of the bedrooms but still large enough to take a double bed. Window to the rear. Radiator.

**EXTERIOR** – Good size rear garden with shrubs, flower beds and patios. Timber shed. Garden to the front with shrubs and off road parking on the drive. There is also a separate allocated parking space.



**LOCATION** – From our Hebden Bridge office take the A646 towards Todmorden and using the turning circle take the road to Heptonstall. Bear left at the fork towards the village centre and proceed

straight forward onto the cobbled road. Turn left just before the Post Office and then next right onto Hepton Drive where number 18 will be found on the right.