

EIGHTEEN MELBOURNE STREET

HEBDEN BRIDGE, HX7 6AS

GUIDE PRICE £169,000

NO CHAIN

This South facing elevated end terrace House has absolutely superb views of the beautiful open countryside. The property has been renovated to a high standard and has a front garden with circular paved patio



18 Melbourne Street briefly comprises: *Ground Floor* – L-shaped Hallway, Sitting Room, quality fitted Kitchen open planned to Dining Room. *First Floor* –Landing, Three Bedrooms, Bathroom. Gas central heating. Hardwood double glazed.

The property is located almost at the end of Melbourne Street and access is by stone steps to the front garden giving open aspect and views of the hillside to one side and Hebden Bridge to the other. Conveniently located for the town centre with its speciality shops, restaurants and coffee bars etc. The railway station provides regular services to Manchester and Leeds. Alternatively there is easy access to country walks along the Canal tow path and to the nearby countryside.

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 the prospective Buyer(s) must make their own enquiries regarding such matters



“L” SHAPED HALLWAY– 4.99 x 1.10m and 2.90 x 1.82

Double glazed front door. Built in shelving unit, under-stairs storage, wall and ceiling lights. Radiators. Stairs leading to first floor

SITTING ROOM– 3.62m (max) x 3.31m
overall incl. alcove. Views over local area. Double glazed bay window with stain glass panel and beautiful open views. Living flame gas fire, built in shelving unit, picture rail, cornice. Ceiling lights. Radiator.





KITCHEN open planned to DINING AREA – 5.57 x 3.31

Double glazed window with stained glass panel overlooking the garden and lovely views. Laminate flooring throughout. Fitted wall and base cupboards with complementary worktops and tiling. ‘Whirlpool’ Fridge/Freezer, ‘Carerra’ oven and hob, extractor fan, ‘Worcester’ gas central heating boiler. Hardwood double glazed window to the rear and frosted hardwood glass door leading to a rear walkway. Radiator.

Stairs to First Floor

Irregular shaped **LANDING** – Access to fully boarded Loft via folding stairs .

BATHROOM – 2.13m x 1.79 Three piece white suite comprising: ‘Mira XL’ Shower over Bath, wash hand basin and w.c. Towel rail. Tiled wall and floor. Ceiling lights.

BEDROOM TWO – 3.64m x 3.33m

Original tiled ‘Blackburn’ fireplace. Built in cupboards . Picture rail. Double glazed window to the front with excellent south facing views. Roof lights. Radiator.



BEDROOM ONE – 4.27m (max into alcove) x 3.76m (max). Original tiled “Blackburn” fire place Hardwood Double glazed Bay Window to front. Picture rail. Partial beam. Radiator

BEDROOM THREE- 2.46 x 2.34 Double glazed window, exposed mini beam. Radiator

EXTERIOR – Small circular Patio area to the front with flower beds, mature shrubs descending to Melbourne Street. Residents may park on Melbourne Street and Hangingroyd Road (subject to obtaining a permit).

VIEWING - Viewing is by appointment with our office.

LOCATION - From our Hebden Bridge office – Follow A646 along Market Street for approximately 400 yards. Turn sharp right at the Mailbox junction into Hangingroyd Road. Continue to the second junction and turn left go along Melbourne Street - No. 18 is on the right, up the stairs. It is off set from the rest of Melbourne Street on a small terrace of its own.

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.