

THREE GARDEN STREET
HEBDEN BRIDGE
HX7 8AQ

OFFERS IN THE REGION OF £119,000

Excellent retail shop set in the town centre conservation area just off St George's Square. The property, built in the C18 (1786) was originally part of the last remaining Toll Bar House in Hebden Bridge. Convenient for car parking. Good display windows.



Comprises: Ground floor sales shop, five steps to first floor additional sales area. Kitchen and w.c. room

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.

BEAMED GROUND FLOOR (5.72x3.54)

- Entering from Garden Street. Two built in wooden show units and one built in painted wood cupboard. Alarm. Two double power point sockets. Five steps leading to ...

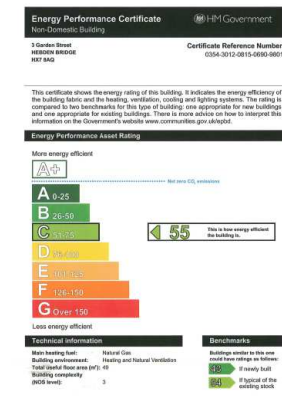


BEAMED FIRST FLOOR (5.47m x 3.54m min. 5.46m max.) – Spacious shop floor area over looking ground floor through fine original stone mullion windows making this a very attractive feature. ‘Baxi Brazillia’ Wall mounted gas heater and fire guard.

KITCHEN AREA – Containing Stainless Steel sink with storage in the base units below. Built in shelves. Double power point socket.

TOILET ROOM – with W.C.

LOCATION – From our Hebden Bridge office turn right and left onto Bridge Gate Pedestrian area. After the old Pack Horse Bridge turn right and through St George’s Square into Garden Street pass ‘Jules China Shop’ and Four Garden Street is next door.



VIEWING ARRANGEMENTS – STRICTLY BY APPOINTMENT WITH RYBURNE & CO