

FIFTY FOUR HIGHFIELD CRESCENT

HEBDEN BRIDGE, HX7 8LA

OFFERS AROUND £169,500

This is a most attractive town house with lovely landscaped gardens to both front and rear.

Occupying a west/east facing position in a prime residential area this property has beautiful open countryside views with the centre of Hebden Bridge approximately quarter of a mile.



Well renovated Fifty Four Highfield Crescent comprises: *Ground floor* Entrance Hall, Sitting Room, open plan kitchen dining room, Pantry. *First floor* - Landing, Two Bedrooms, Bathroom. *Second floor* Attic. Gas central heating. uPVC double-glazing. Landscaped front garden with lawn, flower beds and Raised beds currently used as a vegetable garden at the rear. Parking area

Situated in a small select cul-de-sac this property is approximately four hundred yards from the centre of Hebden Bridge for all amenities including excellent road and rail 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 the prospective Buyer(s) must make their own enquiries regarding such matters.



Ground floor

PORCH - uPVC Entrance hall with tiled floor, uPVC door into main **HALLWAY**

SITTING ROOM - 3.95 x 3.64m max Double-glazed bay window to the front overlooking the garden to absolutely beautiful open views. Attractive stone fireplace with multi fuel stove. Radiator. Spotlights

OPEN PLAN DINING KITCHEN – 4.54 x 2.87m (excludes pantry or small entrance way to back garden) Fitted quality base units with complementary granite work top. Sink. Tiles surrounding the sink and cooking area. Extractor Fan. Appliances include ‘Chester’ 4 gas hob oven and grill, integrated fridge and freezer and a washer. Beamed ceiling. Spotlights. Gas Central heating Condensing boiler. Fuse-box. Built in shelves. Access to under stairs pantry with built in shelves. uPVC door to the rear garden

First floor

LANDING - Ceiling light, carpet, smoke alarm, ‘Alpha’ thermostat, Access to two bedrooms and bathroom.

BATHROOM – 2.09 x 1.85m The room is ½ tiled. Three-piece white suite comprising: Bath with shower over, wash hand basin and wc. Fitted wall cabinet. Double-glazed frosted glass window to the rear. Extractor fan. Radiator

BEDROOM ONE - Large uPVC double glazed window to the front. Ceiling light with ceiling rose. Storage cupboard currently used as a wardrobe and storage.

BEDROOM TWO - 2.96 max x 2.63m Currently used as a study it is a good sized room with double-glazed window to the rear with views over the local area. There are paddle-steps up to the attic room. Phone point. Radiator

ATTIC - 4.53 x 3.08 – Velux roof light. Under eaves storage. Wall lights. Cupboards.

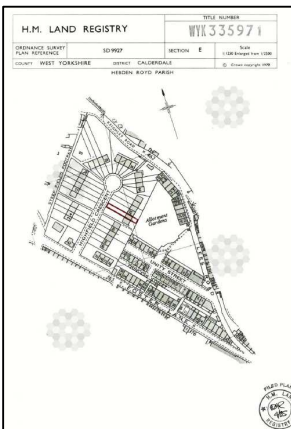


EXTERNAL – Private parking area for one car. Front garden with lawn, flower beds and shrubs and pond. The rear garden has raised bed and is in use as a vegetable garden.

LOCATION - From our Hebden Bridge office turn right and then second left into Hope Street. Bear left and proceed to the T-junction (Keighley Road) Through the immediate traffic lights and turn left at the next traffic lights into Foster Lane. After approximately 200 metres turn right onto Highfield Crescent Number 54 is on the right.



VIEWING - By appointment with our office.



Energy Performance Certificate

On Highfield Crescent
54 Highfield Crescent
Hebden Bridge
West Yorkshire
TF9 5LN

Display type: 840 between House
Date of assessment: 29 October 2024
Date of certificate: 30 November 2024
Reference number: 00001514-4520-4026-1013
Type of assessment: Standard Energy Rating

Total floor area: 74 m²

The home's performance is rated in terms of the energy use per square metre of the area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating	Current	Potential
Energy Efficiency Rating	C	B
Environmental Impact Rating (CO ₂)	48	60

Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of the home	Current	Potential
Energy use	220 kWh per year	200 kWh per year
Carbon dioxide emissions	2.3 tonnes per year	2.1 tonnes per year
Gas	8.1 per year	8.1 per year
Electricity	4.0 per year	4.0 per year
Oil	0.0 per year	0.0 per year

The Energy Efficiency Rating is a measure of the overall efficiency of a home. The higher the rating, the more energy efficient the home is and the lower the fuel bills are likely to be.

The Environmental Impact Rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating, the less impact there is on the environment.

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel bills and carbon dioxide emissions of one home with another. To enable this comparison the figures have been calculated based on standard assumptions: heating periods, room temperatures, etc. They are estimates in practice. The figures do not include the impact of the built-in hot water cylinder or energy storage system, if any, or the impact of the hot water cylinder, if any, on the energy use and carbon dioxide emissions. Energy bills can fluctuate due to variable utility rates and prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Considered to look for the energy saving recommendations when buying energy efficient products. It is likely that many will be able to identify energy efficient products for the home. This EPC and recommendations report may be used as the Energy Saving Trust's guide to provide an indication of energy saving recommendations.

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