

## **FIFTY FOUR HIGHFIELD CRESCENT**

HEBDEN BRIDGE, HX7 8LA

GUIDE PRICE £160,000

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.

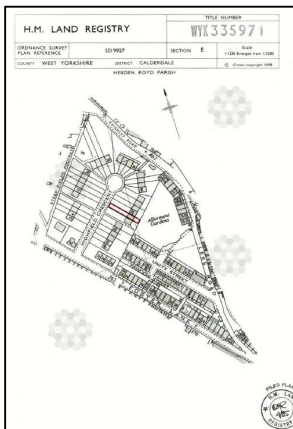


**EXTERNAL** – Private parking area for one car. Front garden with lawn, flower beds and shrubs and pond. The rear garden has raised bed and is in use as a vegetable garden.

**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  
FY2 8LN

Display type: 840 between House  
Date of assessment: 20 October 2024  
Date of certificate: 20 November 2024  
Reference number: 00001514-4020-4020-1013  
Type of assessment: Standard Property

Total floor area: 74 m<sup>2</sup>

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 (CO<sub>2</sub>) emissions.

Energy Efficiency Rating	Current	Potential
Energy Efficiency Rating	D	C
Environmental Impact Rating (CO <sub>2</sub> )	48	40

Estimated energy use, carbon dioxide (CO <sub>2</sub> ) emissions and fuel costs of the home	Current	Potential
Energy use	220 kWh/m <sup>2</sup> per year	200 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.3 tonnes per year	2.0 tonnes per year
Gas usage	8.1 m <sup>3</sup> per year	8.1 m <sup>3</sup> per year
Electricity	4.0 kWh per year	4.0 kWh per year
Oil usage	0.0 m <sup>3</sup> per year	0.0 m <sup>3</sup> per year

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

Recommended to look for the energy saving recommendations when buying energy efficiency products. It is likely that many measures will be recommended to improve the home's energy efficiency. The energy saving recommendations may be able to be funded through the Energy Saving Trust by providing an energy efficiency loan or energy efficiency grant.

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