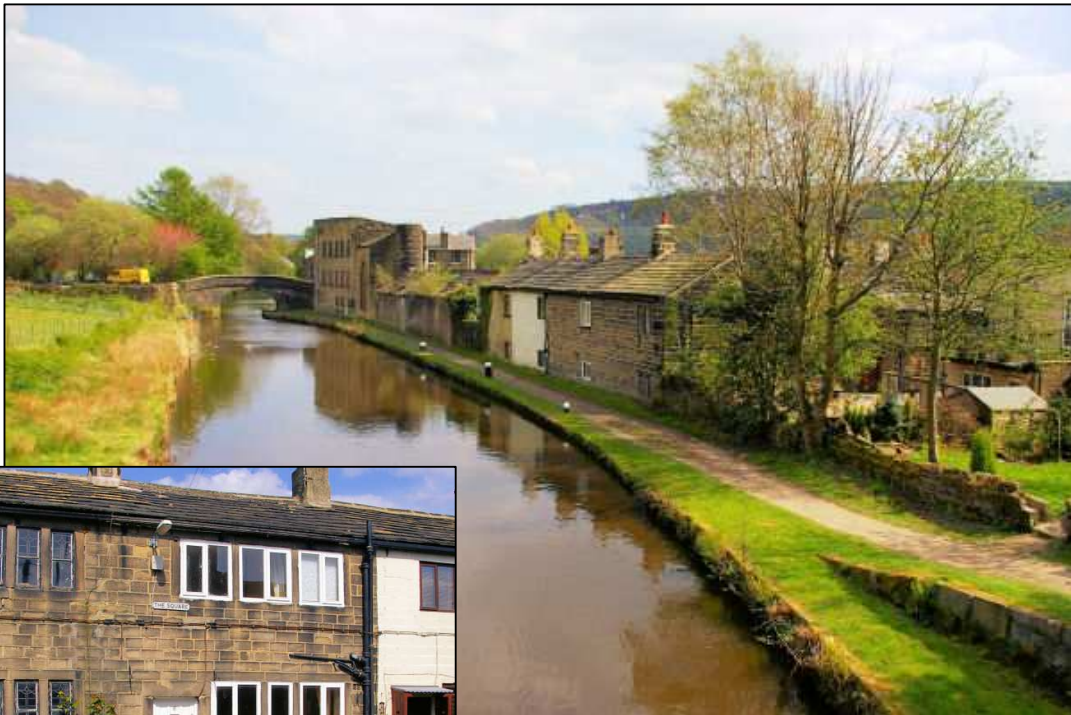


SIX THE SQUARE
HAWKSCLOUGH
HEBDEN BRIDGE HX7 8NN
GUIDE PRICE £119,000

Delightful and well converted Grade II Listed late C18 stone terraced beamed cottage situated on the banks of the picturesque Rochdale Canal. The property is set in an old private courtyard just off the A646 highway. There are beautiful open views to the rear.



Six The Square briefly comprises: Open Plan Sitting Room/Kitchen, Open Plan Bedroom/Study, Bathroom. Gas central heating. Part double glazing

Situated in Mytholmroyd for all amenities, including the railway station with excellent rail links to Leeds and Manchester and approximately one mile from the centre of the popular vibrant town centre of Hebden Bridge.

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

OPEN PLAN SITTING ROOM/KITCHEN (4.88m x 4.50m max.) – Vestibule area with built-in storage cupboard.

BEAMED SITTING/DINING AREA - stone mullion windows to the front, stone fireplace with a “Hunter” gas stove. Alcoves with fitted shelves and cupboards, radiator. Stairs to the first floor.

KITCHEN AREA has a window to the rear overlooking the canal and lovely views. Ceiling spotlights. Range of wall and base units with glazed display units, complementary work tops a stainless steel sink and drainer and tiled splash-backs. Built in appliances including “Electrolux” Oven and grill, four burner gas hob, cooker hood with extractor fan, washing machine and fridge. Wall mounted “Vokera” gas combination boiler. Double glazed window to the rear



BEDROOM/STUDY (4.40m max. inc. stairs x 5.03m max.) – The stairs opens into this “L” shaped room which has an excellent range of ‘William Strachan’ fitted furniture including wardrobes, desk unit and a space saving fold away bed. Stone mullion windows to the front and a window to the rear overlooking the canal and the surrounding adjoining countryside. The flooring is pine also the balustrade and spindles. Two radiators. Double glazed window the rear



BATHROOM (2.15m x 1.48m max.) – With a three piece suite in white comprising bath, wash hand basin and w.c. “Triton” electric shower over the bath. Radiator. The walls and floor are fully tiles.

EXTERIOR – To the front is a small courtyard and car parking at the front door. The rear of the property backs onto the canal towpath and just a few yards away there is a canal lock.



LOCATION – From our Hebden Bridge Office take the main A646 road towards Halifax and continue for approximately one mile. Turn left into The Square immediately before Bethesda Row

“Nos. 2,4,6 and 8 The Square. Row of cottages. Late C18. Hammer dressed stone, stone slate roof. 5 single cells, 2 storeys. Each has doorway with sill ties and flat faced mullioned window of 5 lights to ground floor and 6 lights to 1st floor all have lost some mullions except those to No.8. 4 stacks to ridge. Quoins. Backs on to the Rochdale Canal”

