

## **THREE CO-OPERATIVE TERRACE**

HEPTONSTALL, HEBDEN BRIDGE, HX7 7NE

**GUIDE PRICE: £155,000**

This excellent Victorian two bedroom mid terraced house with a small front garden is located in the centre of the historic village of Heptonstall. The property has good access to local amenities and the views are lovely overlooking the beautiful valley to distant countryside



**Three Co-operative Terrace** comprises briefly: Open-plan Sitting Room/Kitchen, Cellar. *First Floor:* Bedroom, Bathroom. *Second Floor:* second lounge or Bedroom. Gas central heating.

Heptonstall Village has a Post Office, two good Pubs, Tea rooms and an excellent Village School. There is a large free car park, which has security cameras, approximately one hundred metres away.

Occupying a position just off Northgate this property is approximately one and a half miles from Hebden Bridge town centre 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*

**OPEN-PLAN SITTING ROOM/KITCHEN - 5.54 max x 4.14m max.** Attractive antique style fire place with feature inset tiles. Hardwood double glazed windows to the front overlooking the garden and window to the rear. Ceiling rose. Radiator. The Kitchen area has a range of base, display and wall units with complementary work surfaces and tiled splash back. Tiled Floor. Ceiling light. Access to the cellar



**CELLAR** Stone steps down to the cellar. Stone flagged floor. Wash hand basin. Plumbed for washer. Meters.

*First floor*

**LANDING** – Wall lights, fitted shelves. Smoke alarm.

**BATHROOM** - 2.56 x 2.26 max Three piece suite comprising: Wash hand basin, W.C and bath with a over bath 'Mira sport' shower. The majority of the bathroom is half tiled. Window to the front. Fitted cupboard with water tanks and hot water cylinder. Radiator.



**BEDROOM TWO** - 4.16 x 3.07m max (includes wardrobes). Laminate floor. Large double glazed window on to the front offering superb views over the valley. Large fitted pine wardrobes and desk space. Radiator. Phone point.

Second Floor



**SITTING ROOM/BEDROOM ONE - 5.51 max. x 4.01** Currently used as lounge. It has exceptional views from two large double glazed windows on either side with views across the different valleys in the area and over some Heptonstall roof-tops. Beamed ceiling. Working open fireplace with marble hearth. Built in storage and shelves.



**EXTERNAL** – The property has a garden to the front, with a grassed area and flower border. There is a small piece of land at the bottom of the path overlooking the car park in shared ownership of the Co-operative Terrace householders. This is used as a patio garden area.

**VIEWING** - By appointment with our office.

**LOCATION** - From our Hebden Bridge office take the A646 towards Todmorden. Follow the signs for Heptonstall - round the turning circle. At the traffic lights turn left onto Heptonstall Road - continue up the road and bear left into the village. The road becomes cobbled. Pass the Post Office, turn right on to Northgate, just before The Cross Inn and Co-operative Terrace is on the right.

