

Peter David

Properties Ltd

Residential Sales and Lettings



New Road,

£275,000





Nestled in the heart of the ever-popular Hebden Bridge, this delightful Grade II listed stone-built terraced house offers a unique blend of historic charm and modern comfort. Boasting a prime canal-side position, the property presents picturesque views across open parkland, making it a truly enchanting place to call home.

As you step inside, you will be greeted by a wealth of character, with period features such as exposed ceiling beams, a charming feature fireplace, and traditional mullion windows that beautifully frame the stunning surroundings. The accommodation is thoughtfully arranged over three floors, providing both versatility and ample space for comfortable living.

The lower ground floor hosts a spacious kitchen/dining room, perfect for entertaining family and friends. On the ground level, you will find a welcoming lounge, ideal for relaxation, along with a well-appointed house bathroom. The first floor comprises two generously sized bedrooms, complemented by a separate WC for added convenience.

This property is just a short stroll from the vibrant independent shops, cafes, and excellent transport links that Hebden Bridge is renowned for. Whether you are a first-time buyer, looking to downsize, or seeking a characterful retreat with exceptional views, this unique home in one of Calderdale's most sought-after locations is sure to impress. Don't miss the opportunity to make this charming residence your own.

- GRADE II LISTED STONE TERRACE
- CANAL-SIDE POSITION WITH STUNNING VIEWS
- TWO BEDROOMS PLUS ADDITIONAL WC
- CHARACTER FEATURES INCLUDING EXPOSED BEAMS & FIREPLACE
- SOUGHT-AFTER HEBDEN BRIDGE LOCATION
- EPC RATING - D
- COUNCIL TAX BAND - A

## Accommodation

### Entrance hall

### Lounge

12'11" x 14'0" (3.96 x 4.29)

### Bathroom

6'0" x 5'5" (1.83 x 1.67)

## Lower ground floor

### Dining kitchen

18'10" x 14'1" (5.76 x 4.30)

## First floor

### Bedroom one

8'11" x 11'1" (2.74 x 3.39)

### Bedroom two

9'6" x 9'2" (2.91 x 2.80)

### WC

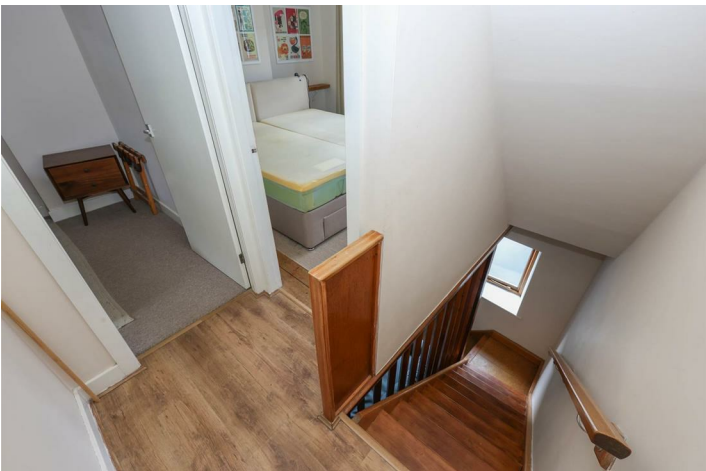
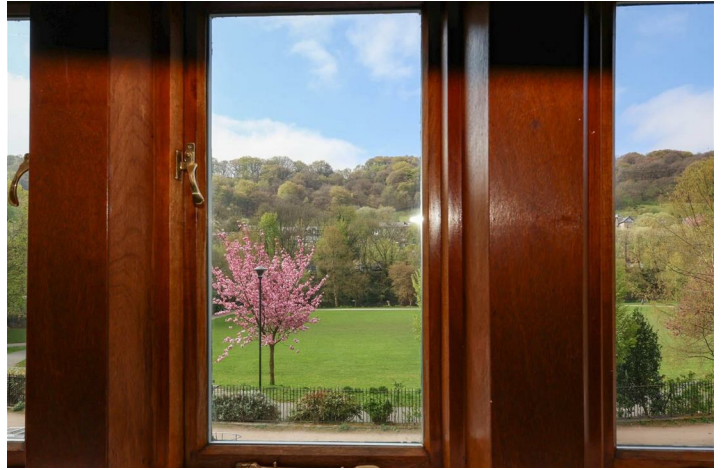
5'7" x 2'9" (1.71 x 0.86)

## Directions

Please use post code HX7 8AD for sat nav directions.

## PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



## Hybrid Map



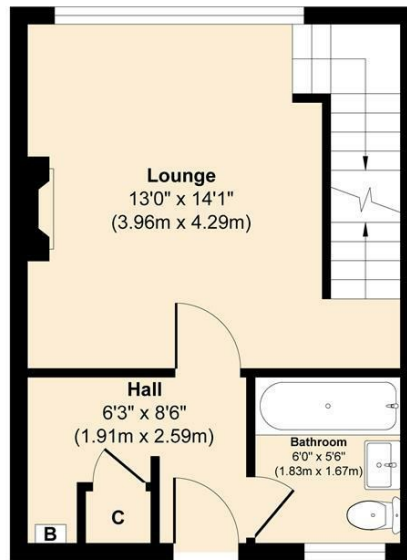
## Terrain Map



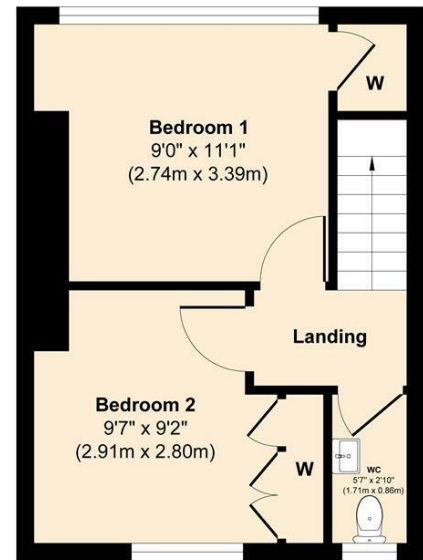
## Floor Plan



**Lower Ground Floor**  
Approximate Floor Area  
275 sq. ft  
(25.61 sq. m)



**Ground Floor**  
Approximate Floor Area  
275 sq. ft  
(25.61 sq. m)



**First Floor**  
Approximate Floor Area  
275 sq. ft  
(25.61 sq. m)

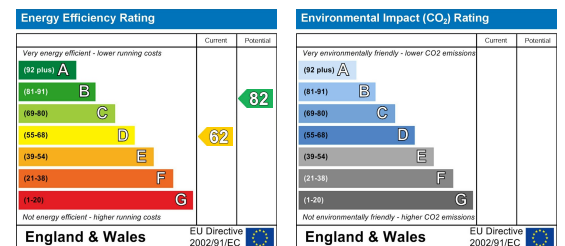
**Approx. Gross Internal Floor Area 825 sq. ft / 76.83 sq. m.**

Illustration for identification purposes only, measurements are approximate and not to scale, unauthorised reproduction is prohibited.

## Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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