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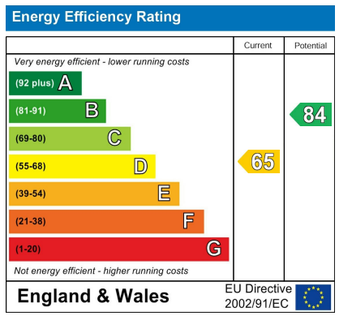
All floorplans are for guidance only. Not to scale. Please check all dimensions and shapes before making any decisions reliant upon them.
Plan produced using PlanUp.

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# Stocks Avenue, Hebden Bridge, HX7 5BD

## Offers In Excess Of £280,000

ENVIABLE FOUR BEDROOM PROPERTY IN HEBDEN BRIDGE NOT TO BE MISSED

Nestled in the picturesque town of Hebden Bridge, this charming semi-detached house on Stocks Avenue offers a delightful blend of comfort and countryside living. With four well-proportioned bedrooms, this property is perfect for families or those seeking extra space.

As you enter, you are greeted by two spacious reception rooms, providing ample room for relaxation and entertaining. The light and airy conservatory adds a touch of elegance, allowing natural light to flood the space and offering stunning views of the surrounding countryside. The fitted kitchen is practical and functional, making meal preparation a pleasure.

The property features a three-piece bathroom suite, ensuring convenience for all residents. Outside, you will find generous garden space both at the front and rear, adorned with mature shrubbery that enhances the property's appeal and provides a tranquil outdoor retreat.

Additionally, the ample off-road parking and access to a garage make this home not only attractive but also practical for modern living. This semi-detached house is a rare find in Hebden Bridge, combining spacious living with the beauty of nature right on your doorstep. Don't miss the opportunity to make this lovely property your new home.

# Stocks Avenue, Hebden Bridge, HX7 5BD

## Offers In Excess Of £280,000

4 1 2 D

- Semi Detached Property In a Sought After Area
- Abundance of Indoor And Outdoor Space
- Off Road Parking and Garage
- EPC Rating D
- Four Well Proportioned Bedrooms
- Ideal Family Home With Viewing Recommended
- Tenure Freehold
- Three Piece Bathroom
- Light And Airy Conservatory
- Council Tax Band C

## Ground Floor

### Entrance Porch

5'8 x 4'1 (1.73m x 1.24m)

UPVC double glazed front door, two UPVC double glazed windows, tiled flooring, hardwood door to hall and door to garage.

### Garage

17'7 x 12 (5.36m x 3.66m )

UPVC double glazed window, meter box and power.

### Hall

6'10 x 5'4 (2.08m x 1.63m)

Central heating radiator, storage cupboard, stairs to first floor and door to reception room.

### Reception Room

23'11 x 12'1 (7.29m x 3.68m )

UPVC double glazed window, central heating radiator, two feature wall lights, gas fire with marble surround and wooden mantle, television point, door to kitchen and hardwood single glazed doors to conservatory.

### Conservatory

10'4 x 8'11 (3.15m x 2.72m )

UPVC double glazed windows, central heating radiator, wood effect laminate flooring and UPVC double glazed door to rear.

### Kitchen

13'6 x 11'1 (4.11m x 3.38m )

UPVC double glazed window, mix of gloss wall and base units, laminate worktops, composite sink and drainer with mixer tap, integrated high rise oven, integrated fridge, four ring gas hob and extractor hood, space for under counter appliance, plumbing for washing machine, wood effect laminate flooring and door to rear.

## First Floor

### Landing

6'4 x 6'1 (1.93m x 1.85m )

Loft access, doors leading to three bedrooms and bathroom.

### Bedroom One

14'3 x 8'9 (4.34m x 2.67m)

UPVC double glazed window, central heating radiator and fitted wardrobes.

### Bedroom Two

9'2 x 8'11 (2.79m x 2.72m )

Fitted wardrobes, UPVC double glazed window and central heating radiator.

### Bedroom Three / Office

11'3 x 6'1 (3.43m x 1.85m )

UPVC double glazed window, central heating radiator and over stairs storage cupboard.

### Bedroom Four

19'5 x 10'5 (5.92m x 3.18m )

Two UPVC double glazed windows and central heating radiator.

### Bathroom

6'10 x 5'7 (2.08m x 1.70m )

UPVC double glazed frosted window, central heating towel rail, spotlights, dual flush WC, vanity top wash basin with mixer tap, panel bath with mixer tap and electric shower, panelled elevations and tiled flooring.

## Exterior

### Rear

Laid to lawn garden, patio areas, bedding and mature shrubbery.

### Front

Paving, bedding plants, mature shrubbery and off road parking.

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