




## THE OLD MASONIC HALL HANGINGROYD LANE HEBDEN BRIDGE, HX7 7DD

£239,000  
LEASEHOLD - SHARE OF

This two bedroom duplex property in the heart of Hebden Bridge is now available to view. The property briefly comprises of living room, modern fitted kitchen with integrated appliances, two bedrooms, shower room and lower ground cellar making excellent storage space. Externally there is the added benefit of a cobbled road to the rear which belongs to the property and a terrace to the front. Situated in the heart of central Hebden Bridge, residents will enjoy the convenience of easy access to all town centre amenities. Whether you're looking to explore local shops, cafes, or simply take a leisurely stroll along the canal, this location offers the best of town living at your doorstep. Don't miss this opportunity to own a piece of Hebden Bridge's history while enjoying the comforts of modern living. Register your interest today on 01422 652317.

# Chapters



| Energy Efficiency Rating                    |   |           |
|---|---|-----------|
|   | Current   | Potential |
| Very energy efficient - lower running costs |   |           |
| (92 plus) A                                 |   |           |
| (81-91) B                                   |   |           |
| (69-80) C                                   | 75  | 75        |
| (55-68) D                                   |   |           |
| (39-54) E                                   |   |           |
| (21-38) F                                   |   |           |
| (1-20) G                                    |   |           |
| Not energy efficient - higher running costs |   |           |
| England & Wales                             | EU Directive 2002/91/EC  |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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