

## **FIVE SLATER BANK**

HEBDEN BRIDGE  
HX7 7DY

**GUIDE PRICE £329,950**

This is a splendid and spacious four bedroom stone Grade II Listed Residence with large private landscaped gardens, private parking and double garage.

Situated in a very secluded beautiful rural elevated position on the edge of Hebden Bridge within half a mile of Hardcastle Crag, a National Trust designated area of great natural beauty, and enjoying magnificent open views over woodland and the delightful market town of Hebden Bridge.



**Five Slater Bank** comprises: Entrance Vestibule, Magnificent Sitting Room, Large Kitchen/Dining Room. Four Bedrooms, Two Bathrooms. Double Garage, Shed, Large gardens. Gas central heating

All the amenities that the vibrant town of Hebden Bridge are easily accessible including the excellent rail links to Leeds and Manchester. This makes Slater Bank an ideal home for families looking a quiet rural feel, with the town centre practically on the door step.

*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.*

**ENTRANCE VESTIBULE – (1.17m x 1.35m).** Front door with leaded lights. Ample coat storage.



**SITTING ROOM – (7.64m x 5.47m inc. vestibule and staircase).** Decorative ceiling cornice, picture rail. Excellent restored fireplace with “Magi glow Solitaire” gas fire, and wood fire surround. Two radiators. Wall lights. Pine open staircase and some exposed stonework.



**KITCHEN/DINING ROOM – (4.78m x 4.86m).**

Vaulted ceiling. Range of quality, wall and base units hand made by a local craftsman from cherry wood.

Complementary work tops and tiled splash-backs. Stainless steel sink and drainer.

Plumbed for washing machine. Built-in fridge freezer. Radiator. Windows to two sides.



*Staircase to*

**FIRST FLOOR LANDING – (4.82m x 1.71m max. inc stairs).** Exposed stonework. Picture rail/ dado rail. Built-in bookshelves. Access to all rooms on first floor. Staircase to Second floor.



**BATHROOM ONE – (2.49m x 2.42m).** Elegant 19<sup>th</sup> Century style bathroom. Three piece suite in white comprising W.C., wash hand basin, free standing roll top bath with large mixer/shower taps. Half panelled walls. Tiled floor. Radiator/heated towel rail. Double glazed window to side. Two built-in storage cupboards, one housing ‘Maxi Vokera’ gas central heating boiler.

**BEDROOM ONE – (3.50m x 2.97m).** Windows to two sides, offering extensive views. Picture rails. Radiator.

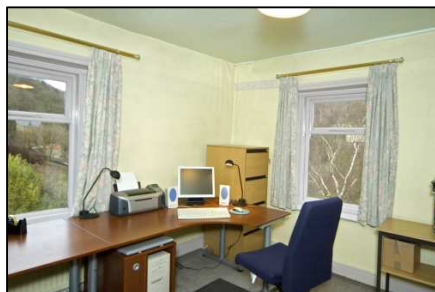


**BEDROOM TWO – (3.82m x 3.69m).** Window to front with extensive views. Picture rail. Radiator. Built-in wardrobes.

*Second floor.*

**LANDING TWO – (4.79m x 1.68m max. inc stairs).** “Velux” roof light. Pine balustrade. Wall lights. Suitable for use as study area.

**BATHROOM TWO – (2.53m x 1.65m).** Three piece suite in white comprising W.C., wash hand basin, and bath. Large mixer taps/over bath shower. Heated towel rail. Wall lights. “Velux” roof light. Mainly tiled. Loft access.

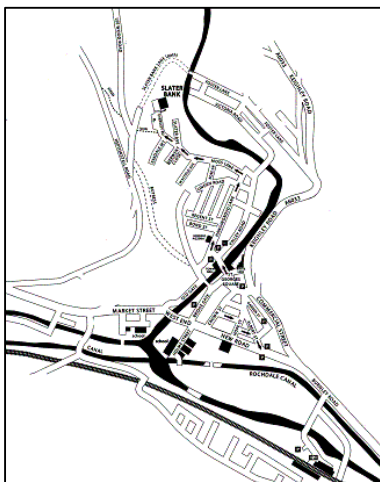


**BEDROOM THREE – (3.77m x 3.79m max).** Windows to two sides with extensive elevated views. Radiator. Currently used as an office

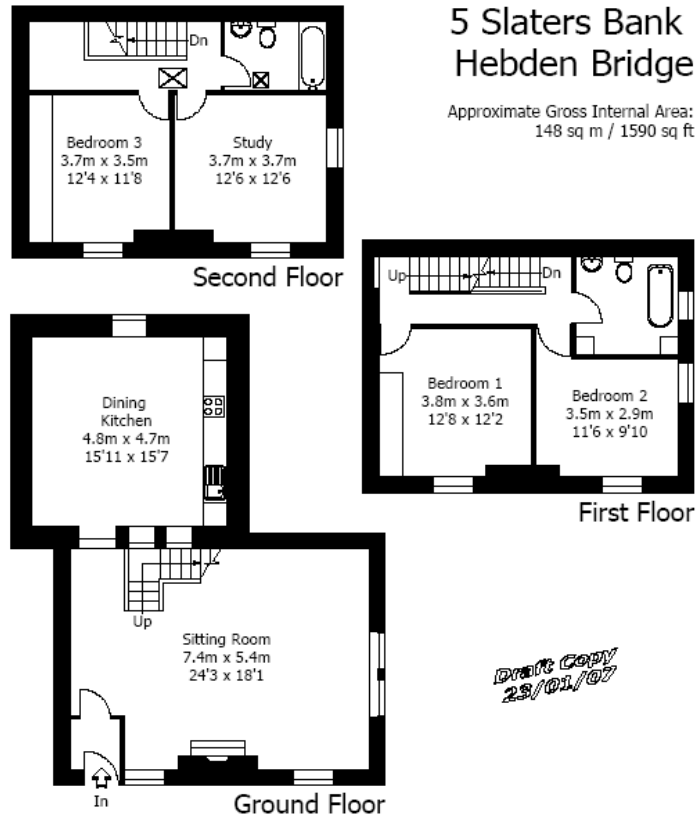
**BEDROOM FOUR** – (3.78m x 2.92m not inc. wardrobes). Extensive fitted wardrobes. Window to front. Radiator.



**EXTERNAL** – There is a large double garage belonging to the property and a private parking area jointly owned by the three properties. Extensive gardens amounting to approx three quarters of an acre which continue right down to the river with fishing rights. There are lawned areas with shrubs and mature trees, an ornamental pond and a large storage shed.



**LOCATION** – From our Hebden Bridge office turn left and first right into Old Gate. Continue to the along the river bank passing Hole in the Wall on to Hangingroyd Lane. Continue to the end and turn left onto Moss Lane. Proceed up Moss Lane almost to the top and turn right onto Eversley Road. Slater Bank is the large old property at the end. Walk past No 3 and No. 1 turn right. Number 5 is that part of the property on the right overlooking the river valley.



Floorplans North © 2007  
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This plan is for guidance only. Not drawn to scale unless stated.