

**BEECH HOUSE**  
**PALACE HOUSE ROAD**  
**HEBDEN BRIDGE HX7 6HW**

**GUIDE PRICE £515,000**

A substantial detached family Residence with lovely gardens and large garage and is set in a secluded position yet within easy walking distance of the railway station and town centre amenities. Built in the 1920's this house provides excellent accommodation with rooms of spacious dimensions.



**Beech House** briefly comprises: Entrance Hall, Dining Room, Drawing Room, Dining Kitchen, Pantry, Utility Room, Cloakroom, Snooker/Games Room, Sitting Room, Landing, Five double Bedrooms, (One en-suite), Bathroom, Shower Room. Large double Garage, Mature Gardens, Driveway, private parking for several cars. Gas central heating, Double glazing.

Situated in Hebden Bridge with its vibrant town centre and all the amenities within easy walking distance, including the railway station, which has excellent rail links to Manchester and Leeds.

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.

*Ground Floor*

**ENTRANCE HALL** (3.34m max. x 4.50m max.) – The front door opens into this impressive, light entrance hall with leaded stained glass windows. The front staircase to the first floor with wood balustrade and spindles. A large storage cupboard. Two radiators.



**ELEGANT DRAWING ROOM** (4.08m not inc. bay x 4.08m) – A lovely room, with wood panelling to the walls, a large bay window with curved radiator. Brick fireplace with open fire grate. Beamed ceiling with decorative plaster-work. Wall lights.

**DINING ROOM** (4.41m not inc. bay x 4.28m) – Bay window to the front with curved radiator. Leaded stained glass windows. Decorative ceiling cornice. Tiled fireplace with cast-iron multi-fuel stove. Walls lights.

**REAR ENTRANCE HALL** (1.44m x 1.06m) – The rear door from the patio opens into this hall, which has doors into the pantry, utility room and kitchen.

**PANTRY** (1.38m x 1.25m) – Tiles walls and floor plus built-in tiled shelves make this a cool room for storage



**DINING KITCHEN/DINING ROOM (3.59m max. x 4.13m)** –

Quality wall and base units with solid teak worktops and some black granite worktops. A gas fired “Aga” cooker caters for the cooking and also hot water. Stainless steel sink and drainer overlooks the rear garden. Tiled splash-backs and a built-in “Neff” dishwasher. Ample room for a dining table. From here there are doors through to the dining room, sitting room, drawing room and rear hall.



**UTILITY ROOM (3.10m x 2.58m)** – Plumbed for washing machine and vented for tumble dryer. There are some wall units, work tops and a “Butler” sink. A “Stelrad” floor mounted gas central heating boiler. Two windows to the rear and a ceiling mounted creel for drying clothes indoors.

**CLOAKROOM (2.64m x 0.92m)** – Built-in cupboards and shelves. Plenty of hanging for coats etc. W.C. and tiled splash-back.

**SNOOKER/GAMES ROOM (6.34m max. x 4.25m)** – A versatile room, currently used as a games room. Beamed ceiling and wood wall panelling. Brick fireplace with wood burning stove. Windows to two sides and double doors through to the sitting room. Polished wood floor, built in book shelves, wall lights and two radiators.



**SITTING ROOM (3.97m x 6.34m max. inc. staircase)** – French doors open out onto the rear patio and there are also windows to the rear garden. There is a ceiling cornice and two radiators. The rear staircase goes up to the first floor with a wood balustrade and spindles.

**LANDING** (2.70m max. x 2.59m not in. stairs) – An irregular shaped landing which, together with a 3.78m long hall way, provides access to the rooms on the first floor. Radiator.

**SHOWER ROOM** (3.46m max. inc. shower x 0.99m min. 1.66m max.) – Three piece suite comprising hand-basin, w.c. and shower. Two windows, built-in shelves and half tiled walls. “Triton” electric shower and radiator/heated towel rail.



**BEDROOM TWO** (4.15m max x 3.81m) – Windows to two sides and radiator.

**BEDROOM THREE** (3.60m max. x 3.18m) – Window to the rear overlooking the garden. Radiator.



**BEDROOM FOUR** (3.93m min. x 2.77m min. excluding bay) – Bay window to the front with extensive views over Hebden Bridge and stained glass top panes. Curved radiator.

**BATHROOM** (2.58m x 1.57m) – Two piece suite in white comprising bath and hand-basin. Fully tiled walls. Chrome mixer bath taps with hand shower attachment. Radiator/heated towel rail.

Separate w.c.



**BEAMED BEDROOM FIVE (5.27m max x 4.75m)** – Large bedroom with windows to two side and a “Velux” roof light. Polished pine floor, two radiator and some built-in shelves.



**MASTER BEDROOM (3.15m min. x 3.49m)** – Window to the front with superb views. Ceiling cornice, radiator. Access to dressing room and ensuite.

**DRESSING ROOM/ WALK-IN WARDROBE (2.66m x 1.38m)** – Built-in shelves and plenty of hanging space.

**EN-SUITE (3.50m x 1.61m)** – Featuring a hand-basin set in vanity unit with storage cupboards and modern mixer taps. Corner shower cubicle with

tiled walls and a “Mira Advance” electric shower. W.C. , half tiled walls, radiator and windows to the side.



**EXTERIOR** – Large double garage (7.10m x 6.34m) to the front with a large loft storage area. Two brick built out-houses to the rear. The gardens are well established and terraced with lots of mature trees, shrubs and perennial plants. There are lawns to front and rear and a long driveway to the rear which provides private parking for several cars.

**LOCATION** – From our Hebden Bridge office take the A646 towards Todmorden for about three hundred metres At the Co-op supermarket turn left and follow the road through the traffic lights into Palace House Road. About three hundred metres there is a large white and black detached garage on the right. This belongs to the Beeches with a pathway to the house. Continue to the end of the road, behind ‘The Woodlands’ is the driveway to the property.