

## TEN WADSWORTH LANE

HEBDEN BRIDGE, HX7 8DL

**GUIDE PRICE £225,000**

This immaculate and attractive stone three bedroom end town house has balcony and magnificent views which overlook Hebden Bridge to open countryside. Gardens to three sides, private parking and garage and situated on the fringe of the vibrant town centre of Hebden Bridge



The accommodation comprises: Hallway, Fitted Kitchen, Cloakroom, Dining Room, Sitting Room, Landing, Bathroom, Two Double Bedrooms, Single Bedroom and Garage. uPVC double glazing, gas central heating and security alarm system.

Ten Wadsworth Lane is situated approximately half a mile from the centre of Hebden Bridge which has all amenities including, cafes, bars, speciality shops, schools, cinema and the railway station with excellent rail links to Leeds and Manchester.

*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*

**HALLWAY** – (5.42m max. x 1.94m max. inc. stairs) uPVC door opens onto the hallway which houses the security system control panel, stairs to the first floor, coved ceiling and a built in cupboard.

**CLOAKROOM** – (1.84m x 0.78m) White suite with w.c. and wash hand-basin, tiled splash-backs, a laminate floor, chrome heated towel rail and “Silavent” extractor fan.



**FITTED KITCHEN** – (3.02m x 2.95m) Quality fitted base and tower units in white, with complementary work tops and a stainless steel one and half bowl sink and drainer. Fitted appliances include a “De Dietrich” hob with two gas and two electric rings, a “Cuisina” stainless steel oven and grill, “Cuisina” dishwasher, a stainless steel and glass cooker hood with extractor fan and a “Eurolec” fridge/freezer. Glass splash-backs, ceiling spotlights, plumbing for a washing machine and wall mounted “Vokera” gas combination boiler.

**DINING ROOM** – (3.02m x 2.32m) Open planned to the sitting room this dining room is suitable for a variety of other uses. Coved ceiling, pine glazed door and a radiator.



**SITTING ROOM** – (5.12m x 3.19m) Coved ceiling, radiator and double uPVC patio doors with extensive views over Hebden Bridge and over the valley towards Heptonstall.



*Second floor*

**LANDING** – (1.92m max. inc. stairs x 3.04m) Built in storage cupboard, loft access.



**BATHROOM** – (2.22m max. x 2.00m) Tiled bathroom with a modern three piece suite in white comprising bath with large chrome mixer shower and glass shower screen, wash hand-basin and w.c. Chrome heated towel rail and a “Silavent” extractor fan.

**BEDROOM ONE** – (2.99m x 3.74m) uPVC windows look out to the front and do have some good views. Radiator.

**BEDROOM TWO** – (3.10m x 4.21m min. not inc. wardrobes) Built in wardrobes to one wall. uPVC windows to the rear which give excellent extensive views over Hebden Bridge. Radiator.

**BEDROOM THREE** – (3.30m x 1.92m) A good size single bedroom with superb views to the rear. Radiator.

*Lower Ground floor*

**GARAGE** – Lower ground floor - there is parking for one car and tiered storage/work space with power sockets, radiator and an up and over garage door.

**EXTERNAL** – A service road leads from Wadsworth Lane to the rear of the houses and provides access to the garage and private parking. There are gardens to three sides with extensive views from the rear garden. There is also a raised decked area accessible both from the sitting room and externally. Magnificent open views.

**VIEWING** - By appointment with **RYBURNE & co**

**LOCATION** – From our Hebden Bridge office turn right and third left onto Hope Street (due to road works) follow the road bearing left to the T-junction. Turn right and immediate left onto Birchcliffe Road. Proceed up this road which becomes Wadsworth Lanes. Pass Birchcliffe Centre on the right and just past Marlborough Street on the left, turn left again into the driveway to the property and No 10 is at the end.