

# Eighteen The Brook

Mytholmroyd, Hebden Bridge HX7 5ED





Sitting Room



Kitchen



Dining Room

**This immaculate detached four bedroom House is conveniently situated in an attractive quiet residential cul de sac. Providing good, spacious and contemporary family accommodation.**

The accommodation comprises: Hall, sitting room, dining kitchen, utility room, study, cloakroom, landing, four bedrooms (one en-suite), bathroom, double glazing, gas central heating, security system and private parking.

Situated in Mytholmroyd close to all amenities, including the railway station with excellent rail links to Leeds and Manchester and also within two miles of the vibrant town centre of Hebden Bridge.

HALL 5.40m x 1.49m max.  
The front door opens into the entrance hall with 'Travatine' floor tiles, ceiling spotlights, cornice, radiator and security system controls.



Study



Master Bedroom

**CLOAKROOM** 1.65m x 0.75m  
 'Travatine' floor tiles continue through to this cloak room which has a WC and wash hand basin in white, extractor fan and a large wall mirror.

**SITTING ROOM** 5.40m x 3.47m  
 Stone fireplace, gas coal effect fire, ceiling cornice, radiator and wall lights. The window is to the front and there are double French doors leading through into the dining room.

**KITCHEN/DINING ROOM** 7.78m x 2.98m  
 Solid oak floor through-out, with a range of bespoke base and tower units in the kitchen area, granite worktops, stainless steel "Belfast" sink, Built-in "Bosch" dishwasher, Chrome extractor fan and cooker hood and ceiling spotlights.  
 Dining room area with a tower radiator and double French doors leading out to the rear decked patio. Separate door to the rear garden from the kitchen area.

**UTILITY ROOM** 2.51m x 2.08m  
 Stainless steel sink and drainer with worktops, tiled splash-backs and a tiled floor. Plumbing is installed for a washing machine, wall mounted "Vaillant" gas combination boiler.

**STUDY** 2.50m x 3.14m  
 Windows to the front, ceiling spotlights, fitted bookshelves, radiator and a laminate floor.

**First Floor**

**LANDING**  
 An "L" shaped landing with a balustrade and spindles, a built-in closet and access to the loft with a fitted loft ladder.

**MASTER BEDROOM** 4.29m max. x 4.11m  
 Window to the rear overlooking the garden and brook, built-in wardrobes, ceiling cornice and radiator.

**EN-SUITE** 1.93m x 2.20m  
 Walk-in wet room shower area with "Grohe" chrome mixer shower and glass shower wall, marble floor and wall tiles, WC and wash hand basin in white, large wall mirror, chrome heated towel rail and spotlights.

**BEDROOM TWO** 3.02m x 3.58m  
 Window to the rear overlooking a delightful stream, radiator.

**BEDROOM THREE** 3.46m x 3.21m  
 Window to the front, ceiling cornice and radiator.

**BEDROOM FOUR** 3.36m x 2.48m min.  
 Corniced ceiling, radiator and window to the front.

**QUALITY BATHROOM** 2.39m x 1.90m  
 Half tiled walls, tiled floor, free standing bath with chrome mixer taps/hand shower, WC and wash hand basin in white, ceiling spotlights, chrome extractor fan and chrome heated towel rail.

**EXTERNAL**  
 Private parking. Gardens to the front, rear and side; large shed.



Bedroom Four



En-Suite



Bedroom Three



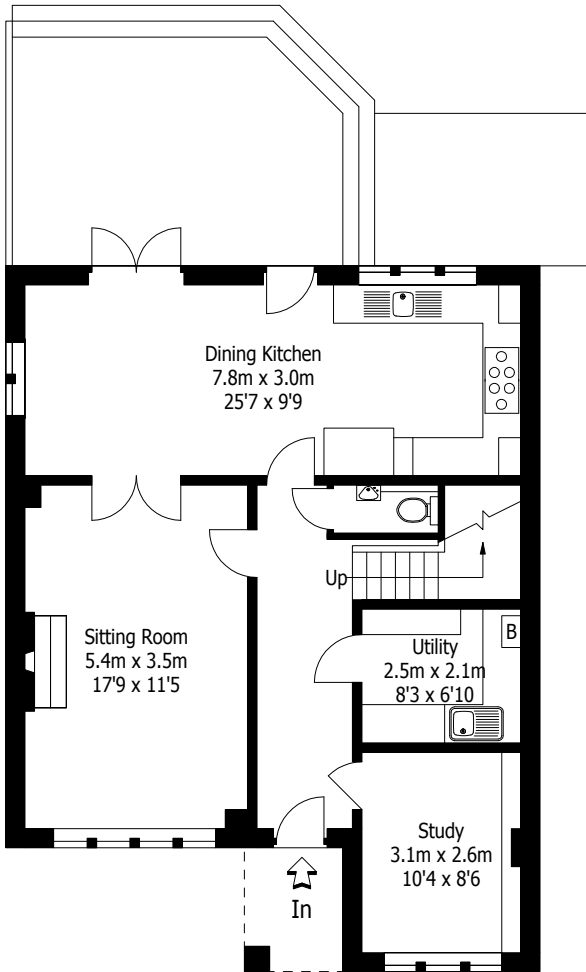
Bedroom Two



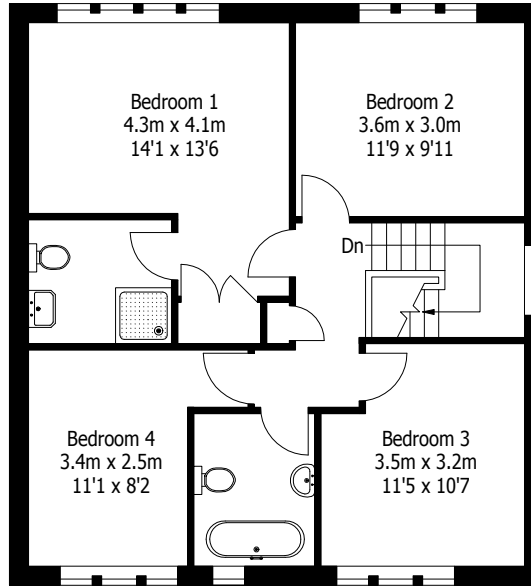
Bathroom

# 18 The Brook, Mytholmroyd

Approximate Gross Internal Area: 138 sq m / 1480 sq ft



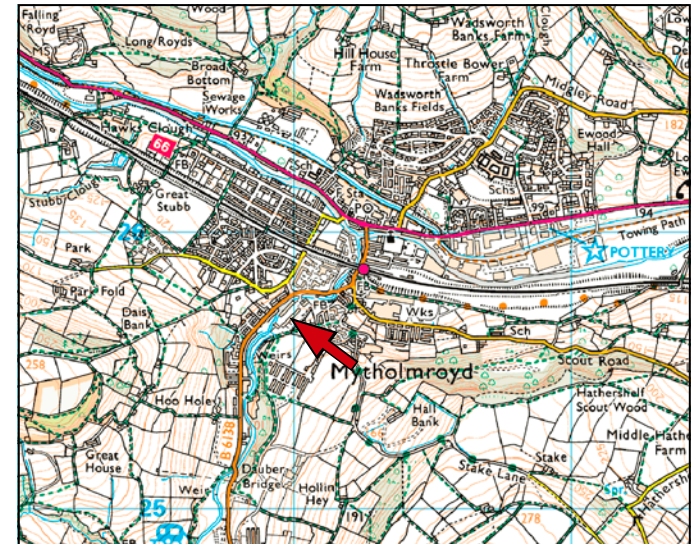
Ground Floor



First Floor



Rear Garden



Mapping: © Crown Copyright 2010. All rights reserved.  
Licence number 100046387. All plans for illustration only.

PenninePropertyStudio.co.uk © 2010  
0844 330 7526 Ref 1716/PM/c  
This plan is for guidance only. Not drawn to scale unless stated.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		67	71
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		63	66
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## VIEWING

Strictly by appointment with RYBURNE & co.

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 the prospective Buyer(s) must make their own enquiries regarding such matters.

## LOCATION

From our Hebden Bridge office take the A646 towards Halifax for approx. one and a quarter miles to the centre of Mytholmroyd. Turn right into New Road (sign Littleborough/Cragg Vale) and continue under the railway arch and bear right into Cragg Road (approx. four hundred metres). The Brook is on the left, turn into The Brook and No 18 is on the right.

Brochure produced by:

*Pennine Property Studio*

Brochure Design, Floorplans & Photography - © 2010 - www.penninepropertystudio.co.uk - 07957 606548 - paul@p9ps.co.uk

**RYBURNE & CO**

www.ryburne.co.uk info@ryburne.co.uk  
Estate Agents  
31-33 West End, Hebden Bridge, West Yorkshire HX7 8UQ  
01422 842926 / 844963 Fax 01422 845905