

RYBURNE & CO

Estate Agents ~ West End Hebden Bridge HX7 8UQ

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ONE BEAUMONTVIEW

HEBDEN BRIDGE
HX7 6NL

GUIDE PRICE £184,950

This charming three/four bedroom end terrace period property has picturesque views over the delightful Rochdale Canal to woodland beyond. Set in an ideal position for lovely country walks yet conveniently situated for Hebden Bridge or Todmorden being within metres of the bus stops with regular services.



One Beaumont View briefly comprises: Entrance Hall, Sitting Room, Kitchen/Dining Room with access to cellar (recently converted to cinema room), Landing, *First Floor* Two Bedrooms, Bathroom, *Second floor* Bedroom three and occasional Bedroom four. Partially double glazed, Gas central heating and Patio garden to rear.

Situated approximately one mile from the centre of vibrant town of Hebden Bridge for all amenities including 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

ENTRANCE HALL – The front door opens onto entrance hall with solid wood floor and original arch. Stairs to first floor.

SITTING ROOM (3.65m x 3.15m min. not into alcoves) – Set in the chimney breast is multi-fuel, wood burning cast iron stove. Many original features including the cornicing and skirting. Solid wood floor. Glazed wooden doors leading through to the kitchen- dining room. Radiator.



KITCHEN/DINING ROOM (3.26m max. x 4.05m not including under stairs storage or rear porch) – Range of solid wood base and wall units with complementary wooden worktop, stainless steel sink with mixer tap and white tiled splash back. Storage above. The original stone fire place houses a ‘Baumatic’ five burner gas range. I-ideal boiler. Under-stairs storage, Double glazed rear porch leading into the garden which overlooks the canal. Access to cellar.

CELLAR – Stone steps lead down to large area currently used as a cinema room. Water, plumbing for washer and power. Further storage can be found at the bottom of the steps.

First Floor

LANDING (4.98m max. x 0.76m min. 1.56m max. inc. stairs) – Window to the rear with views of the canal and woodland. Solid wood flooring. Access to the two first floor bedrooms. Stairs leading to second floor.

BEDROOM ONE (3.99m x 2.58m min.) – Large double bedroom with window to the rear having extensive views over the canal and woodland, Built-in storage cupboards and shelves. Radiator.



BEDROOM TWO (3.00m min. x 3.66m) –
Wooden floor. Cast iron original fireplace.
Views over the surrounding countryside.



BATHROOM – Three piece suite in white
comprising bath, wash hand basin and w.c.
Wood floors and wall cabinet.

Second Floor

BEDROOM THREE (4.27m min. x 3.98m .)
– Two large double glazed sky lights with
views over the surrounding canal and
woodland. Wooden flooring and cast iron
fireplace.



OCCASIONAL BEDROOM FOUR (4.27m x 3.68m) – currently used as a study. Large sky-light,
Wooden floors. Cast iron fireplace.

EXTERIOR – Forecourt garden. To the rear is a sheltered patio garden with flower borders and sheds. There are lovely views overlooking the canal with views to the woods beyond.



VIEWING ARRANGEMENTS – By appointment with RYBURNE & CO



LOCATION – From our Hebden Bridge office take the A646 towards Todmorden for approximately one mile where you will find Beaumont View on the left

Energy Performance Certificate

1, Beaumont View, HEBDEN BRIDGE, HD7 6NL

Dwelling type: End terrace house
 Date of assessment: 19 January 2010
 Date of certificate: 19 January 2010
 Reference number: 0278-2911-6260-690-4161
 Type of assessment: RdSAP - existing dwelling
 Total floor area: 110 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
D	B	F	D

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	342 kWh/m ² per year	287 kWh/m ² per year
Carbon dioxide emissions	5.8 tonnes per year	4.8 tonnes per year
Lighting	£62 per year	£62 per year
Heating	£944 per year	£810 per year
Hot water	£153 per year	£123 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes; consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.