

RYBURNE & CO

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THREE FALLING ROYD

HEBDEN BRIDGE HX7 8NT

GUIDE PRICE £199,500

Set in a beautiful location is the stone Victorian property, originally built as servants' quarters for a large gentleman's residence which was demolished in the 1970s. The property has absolutely beautiful views, large well cared for gardens and a detached garage.



Three Falling Royd has many attractive features and the property has been well maintained. Comprises: Fitted Kitchen, Sitting Room, Two Bedrooms, Bathroom, Garage, Mature Gardens. Gas Central Heating, Double Glazing.

Situated in a rural location, yet within half a mile of Hebden Bridge for all amenities and the excellent rail links to Manchester and Leeds making this an ideal family home for those wishing to commute to larger towns or cities.



FITTED KITCHEN – (5.48m max x 2.48m). Range of quality wall, base, display units and glass display unit. Complementary work surface. Tiled splash-backs. Ceiling Spotlights. Under stairs storage. Large storage cupboard which matches kitchen units. Alarm system. Wood framed double glazed windows over-looking the gardens to superb countryside views. Radiator.

Step up to

SITTING ROOM – (5.49m max x 3.05m). Extremely spacious room with high beamed ceilings, and wood framed double glazed windows to two sides looking on to the garden and woodland. Stone fire place with fitted gas fire and marble hearth. Ceiling light. Large radiators. Motion sensor



LANDING – Access to all rooms on first floor. Radiator. Smoke alarm

BATHROOM – (2.33m x 1.84m max) A light airy room with three piece white suite comprising: W.C, wash hand basin fitted in wooden cupboard base and bath with fitted over-bath shower. Tiled around the bath and wash hand basin. Heated towel rail. Wood framed double glazed frosted window to the side. Vanity cupboard above the sink. Ceiling light.

MASTER BEDROOM – (3.30m x 3.65m max).

A light and airy bedroom with large double glazed arched wood framed window to the top with views over the gardens to the front and sides. Beamed ceiling. Radiator.



BEDROOM TWO – (4.55m x 2.44m) The main feature of this room is the large beam that goes across the room. Wood framed double glazed window to the front. Airing cupboard which is set over the stairs, which houses the hot water cylinder. Ceiling light. Radiator.



EXTERNAL – There is a detached garage, a shed plus extra parking for a two cars. The garden is reached by original stone steps leading to a beautiful landscaped garden with mature shrubs, trees and flower beds. Lawn. Paved area with ample space for sitting outside to enjoy the peace and quiet and rural views. A garden banking with stone steps leading down to the main lane which leads to the property.

LOCATION – From our Hebden Bridge office take the A646 towards Mytholmroyd for approximately half a mile. Immediately before the 30 mile sign turn left up a concrete lane. Pass Fallingroyd Lodge and bear right and follow the winding lane

VIEWING ARRANGEMENTS – By arrangement with RYBURNE & CO

Energy Performance Certificate

3 Falling Royd
 HEBDEN BRIDGE
 West Yorkshire
 HX7 8NT

Dwelling type: End-terrace house
 Date of assessment: 18 March 2010
 Date of certificate: 19 March 2010
 Reference number: 9788-0060-6267-7730-9940
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 64 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 Rating (CO₂)

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.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

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

	Current	Potential
Energy use	310 kWh/m ² per year	299 kWh/m ² per year
Carbon dioxide emissions	3.3 tonnes per year	3.2 tonnes per year
Lighting	£41 per year	£33 per year
Heating	£526 per year	£512 per year
Hot water	£92 per year	£92 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.

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.