

THREE FOSTER LANE

HEBDEN BRIDGE HX7 8HF

GUIDE PRICE £130,000

Stone end terraced period cottage well renovated cottage with accommodation on three floors. Located in a slightly elevated location in the centre of Hebden Bridge yet within three hundred metres of beautiful open countryside.



Three Foster Lane briefly comprises: Dining Kitchen, Sitting Room, Bathroom, Bedroom. Gas central heating, uPVC double glazing. Outside seating area.

Situated in Foster Lane this property is approximately four hundred metres walking distance from the market and shops in the vibrant town centre of Hebden Bridge and with the convenience of a 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.

Lower Ground Floor

DINING KITCHEN (6.00m max. x 3.46m max.)

– The rear door opens into this spacious kitchen which has a range of new modern white base units with complementary wood work tops and stainless steel sink and drainer. Built-in “Hotpoint” four burner gas hob and built-in electric oven and grill. Plumbing is installed for a dishwasher, there are ceiling spotlight, built in shelves and a radiator. uPVC window to the side elevation. Two built-in cupboards for storage the larger having a wall mounted “Baxi” gas combination boiler and plumbing installed for a washing machine. The floor is porcelain tiled and there are steps leading up to the ground floor. A back door leads onto a raised seating area.



Ground Floor

SITTING ROOM (6.08m max. x 3.62m max.) – Front door from Foster Lane opens directly into this sitting room which has uPVC windows at both ends and a solid wood floor. Original stone fireplace. Two radiators. A staircase leads up to the first floor and the second leads down to the kitchen.

First Floor

BATHROOM (2.95m x 2.38m) – This good size bathroom has a new modern three piece suite in white comprising bath, wash hand basin and w.c. Bath with mixer shower and shower screen. Radiator. Fitted shelves. uPVC window to the rear. Access to the loft via a hatch. The walls are part tiled.



BEDROOM (3.71m max. x 3.60m) – uPVC window to the front, a radiator and a large built-in wardrobe/cupboard.



EXTERIOR – The front of the house at ground floor level opens onto Foster Lane with on street parking. The rear of the house at lower ground level opens on a raised area with scope for further development into a elevated patio above a private car park and Victoria Road.

LOCATION – From our Hebden Bridge office take the A646 towards Mytholmroyd for approx four hundred metres and turn left into Commercial Street. Continue for approx. half a mile until you reach the traffic lights at Nutclough. Turn left there which leads into Foster Lane where you will find number three approximately one hundred metres on your left.

Energy Performance Certificate		SAP	
<p>24 Foster Lane HEBDEN BRIDGE West Yorkshire S18 7LH 01422 450000</p>		<p>Building type: End terrace house Date of construction: 1930-1949 Built for: 2nd hand Total floor area: 842 sqm EPC ref: 000-0000-3000-0000</p>	
<p>This home's performance is rated in terms of its energy use and carbon footprint. It also gives energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.</p>			
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
<p>Very good A Good B Fair C Fairly poor D Poor E Very poor F Very poor G</p>		<p>Very good A Good B Fair C Fairly poor D Poor E Very poor F Very poor G</p>	
<p>Estimated energy use: 302 kWh/m² per year</p>		<p>Estimated energy use: 345 kWh/m² per year</p>	
<p>Estimated carbon dioxide emissions: 3.1 tonnes per year</p>		<p>Estimated carbon dioxide emissions: 3.7 tonnes per year</p>	
<p>Estimated fuel costs: £122 per year</p>		<p>Estimated fuel costs: £149 per year</p>	
<p>Estimated CO₂ emissions: 3.1 tonnes per year</p>		<p>Estimated CO₂ emissions: 3.7 tonnes per year</p>	

Based on standard assumptions about occupancy, heating system and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated taxes, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential energy grade see the recommended measures.

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. For more information on how to best energy audit your home please contact us to help make your home more energy efficient. Call 0800 512 012 or visit www.energysavingtrust.org.uk