

## **THREE SCHOOL STREET**

**HEBDEN BRIDGE, HX7 8BP**

**GUIDE PRICE £135,000**

Substantial mid-terrace stone late Victorian FAMILY HOUSE with some of the original features is situated in a south facing elevated position with views overlooking Hebden Bridge to the beautiful countryside beyond.



Three School Street comprises - *Ground Floor* :Open Plan Living Room/Kitchen, *First floor*: Bedroom Two, Bathroom, *Second floor*: Master Bedroom/Attic Room, Gas central heating.

This lovely home in Birchcliffe area, is situated in the centre of the Market Town of Hebden Bridge this property is convenient for all amenities including a good rail service 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.*

Accommodation  
Ground Floor



**OPEN PLAN LIVING ROOM/KITCHEN** - 6.55m max. x 3.94m max (into alcove). Window to front. Ceiling light. Radiator. Stone fireplace. Fitted shelves. Range of new base and wall units in Light wood, which include some extra large storage space. Complementary marble worktop. “Sorena” cooker and hob. Integrated Fridge/Freezer. Tiled floor.  
Stairs to...

Full size **BASEMENT** – with coal storage, toilet and plumbing. Possible Utility Room or Kitchen (subject to necessary permissions).

Stairs to...  
First floor...

**LANDING** – 3.89 x 3.56m max. Large space perfect for a Study. Feature archway on one wall, built in storage cupboard. Smoke alarm. Ceiling lights.

**BATHROOM** – 3.00m x 1.70m max. 3 piece white suite incl. w.c. wash hand basin and bath with over bath ‘Mira’ Shower, black tiled surround bath. Radiator. Tile effect flooring. Vanity cabinet. Towel rail. Window to the front with lovely views.



**BEDROOM TWO**– 2.85m x 2.15 Window with excellent views .Ceiling light. Radiator.

Stairs up to...  
Second floor

**ATTIC/MASTER BEDROOM** – 4.37m min x 3.87m (excluding under eaves, measurement is from beam to beam). Exposed roof beams. Wooden Floor. Feature fire place. “Velux” roof window. Radiator. Ceiling light. Smoke alarm. Under eaves storage.

**VIEWING** - By appointment with our office

**LOCATION** - From our Offices turn right and second left at the traffic lights into Albert Street. (by Moyle’s Restaurant). Continue to the T-Junction. Turn right and then sharp left onto Birchcliffe Road. Take the first right into School Street.

**Energy Performance Certificate**

3 School Street  
WOLVERHAMPTON  
West Midlands  
WV1 1PP

Dwelling type: 3 bed terrace house  
Date of assessment: 21 August 2009  
Date of certificate: 22 August 2009  
Reference number: 0930-2860-0326-1199  
Total floor area: 79 sqm

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 (CO<sub>2</sub>) emissions.

Energy Efficiency Rating	Environmental Impact Rating (CO <sub>2</sub> )
A	A
B	B
C	C
D	D
E	E
F	F
G	G

**Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home**

	Current	Potential
Energy use	300 kWh/m <sup>2</sup> per year	362 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	6.0 tonnes per year	6.3 tonnes per year
Lighting	£52 per year	£59 per year
Heating	£164 per year	£170 per year
Hot water	£54 per year	£58 per year

Based on standardised assumptions about occupancy, heating patterns and structural features, the above table provides an indication of how much fuel will need to provide lighting, heating and hot water to this home. The fuel costs are based on the current fuel prices and are not intended to be used for comparison with other homes. The carbon dioxide emissions are based on the current carbon price and are not intended to be compared with other homes. Always check the date the certificate was issued. Current fuel prices can increase over time and energy saving technologies are evolving.

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

The EPC and recommendations must only be given to the Energy Saving Trust if provided to you. For a list of approved energy saving products visit [www.energysavingtrust.org.uk](http://www.energysavingtrust.org.uk)