

Ryburne & Co

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THREE THORN PLACE

KILNHURST

TODMORDEN, OL14 6AU

GUIDE PRICE £252,000

This immaculate stone four bedroom Edwardian Family House, recently refurbished to a very high standard, exceptionally well maintained and with most attractive décor. Large landscaped front garden and rear private yard. Set in a most desirable residential area and with superb views.



Three Thorn Place, a quality terraced property with original Edwardian features including, ornate cornice, deep skirting, high ceilings and archways. The accommodation comprises: *Ground floor* Imposing Entrance Porch and Hall, Sitting Room, Dining Room open plan to Fitted Kitchen with access to the rear, Cloakroom with W.C and wash hand basin. *Lower Ground floor* (Accessed externally) Cellar with coal store and wall fitted central heating boiler. *First floor* Landing area, Two Bedrooms (one en-suite), Bathroom. *Second floor* Two bedrooms

Situated approximately one mile from the centre of Todmorden or five miles from the centre of Hebden Bridge. Both towns have all amenities including convenient railway stations with excellent services to Leeds or Manchester.

Ground floor

OUTER HALL - 1.37 x 1.25m Original mosaic tiled floor. Internal door leads through on to...



ENTRANCE HALL – 3.91 x 1.39m Spacious entrance hall providing access to the sitting room and dining room. Stairs to the first floor. Exposed floorboards. Radiator.

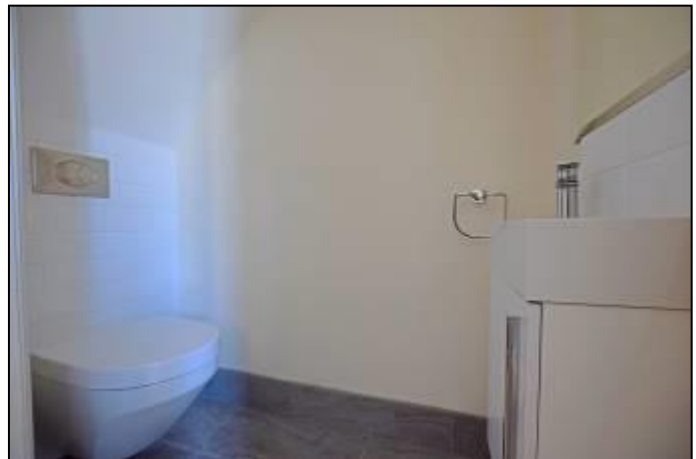
SITTING ROOM - 5.22m max (Into bay window) x 3.91m Bay window to the front with original Sash windows overlooking the front garden. Exposed stone fireplace with cast iron gas stove. Original features include picture rail, cornice to perimeter of ceiling and ceiling rose. Radiator.





DINING ROOM – 4.38 x 4.37m Large double glazed window to the rear. Original built-in cupboards and drawers in one alcove. Open fireplace with stone hearth. Quality polished wood floorboards. Opens to the kitchen. Access to...

CLOAKROOM – 1.61m x 0.89m New Quality fitted two piece suite comprising W.C and 'Villeroy and Boch' wash hand basin with tiled splash back and tiled floor.



BESPOKE FITTED KITCHEN - 4.02 x 2.42m Range of quality fitted base and wall units with complementary Oak worktops and tiled splash back. Fitted Appliances include Oven, 'Neff' 5 ring gas hob and plumbed for dishwasher. External door to the rear and double-glazed window overlooking the rear of the property.



Stairs to first floor

LANDING – access to all rooms on the first floor. Stairs to second floor. Utility storage cupboard with plumbing for washing machine.

BEDROOM ONE - 4.39m max. x 4.09m max
Double-glazed sash window overlooking the front of the property. Picture rail. Radiator. Door on to...



EN-SUITE - 2.20m x 1.20m **NEW** three piece suite comprising 'Villeroy and Boch' W.C, Wash hand basin and walk in shower with shower screen style splashback. Double glazed sash window to the front. Heated towel rail.



BEDROOM TWO - 4.46 x 3.45m large double bedroom with double glazed window to the rear. Picture rail. Built-in wardrobes. Wooden floorboards. Radiator.

HOUSE BATHROOM - 3.14m x 2.37m NEW Four-piece suite comprising W.C, wash hand basin set in a quality fitted unit with storage, bath and walk-in tiled shower. Tiled floor. Extractor and heated towel rail/radiator.



Second floor

LANDING – Provides access to two bedrooms on the second floor. 'Velux' to the rear.



BEDROOM THREE - 5.40 x 4.38m
Excellent bedroom with two 'Velux' windows to the front. Good under-eaves storage.

BEDROOM FOUR - 5.39m max. (including under eaves storage) x **4.42m max.** Spacious bedroom with 'Velux' roof light to the rear. Excellent under eaves storage.





EXTERNAL - Large front garden with wrought iron railings and gate, landscaped with shrubs, flower borders and paved patio. Paved seating area at the top of the garden with pathway leading to the front of the property. To the rear is a paved terraced yard; steps lead down to provide access to...

CELLAR ROOM - Useful store area with original coal store now with 'Worcester' gas combi boiler.



VIEWING - By appointment with our office.

LOCATION - From our Hebden Bridge office take the A646 towards Todmorden for approximate four and a half miles. Pass Springs Garage on the left and take the next left onto Key Syke Lane. Follow this road; over the canal and around a right hand bend. Thorn Place with long front gardens is on the right.