

FOUR AND SIX BIRCHCLIFFE ROAD

HEBDEN BRIDGE HX7 8BU

GUIDE PRICE £260,000

A large four bedroom family home in the centre of Hebden Bridge conveniently situated almost in the shadow of the local schools and with all the other amenities on the doorstep.



Four and Six Birchcliffe Road briefly comprises: Dining Kitchen, Dining Room, Sitting Room, Study, Utility Room, Landing, Four Bedrooms, Bathroom, Shower Room. Rear patio garden. Gas central heating, double glazing.

Situated in the Centre 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

DINING KITCHEN (4.34m x 4.07m) – Quality range of wall and base units, solid wood work tops with stainless steel double sink and drainer. Built-in stainless steel appliances include “Bosch” electric oven and grill, five burner gas hob and a cooker hood with extractor fan. Tiled floor. Leaded uPVC double glazed window overlooking the town centre for an ever changing view. Radiator.



DINING ROOM (3.60m x 5.39m max.) – Beamed ceiling, solid wood floor and a staircase to the first floor. Stable door through to the kitchen and separated from the sitting room by the large, central, through shared fireplace with a large “Hunter” cast iron multi-fuel stove. Leaded windows overlook the town centre. Wall lights. Radiator.

BEAMED SITTING ROOM (5.40m x 3.69m min.) – Polished wood floor, open fireplace through to the dining room, some exposed stone around the door, wall lights, radiator. Leaded uPVC double glazed windows overlooking the town centre.



STUDY (4.54m max. x 4.29m max.) – An irregular shaped room which has a door onto Birchcliffe Road. Two uPVC leaded windows to the front overlooking the town centre, exposed stonework around an internal door, and a useful storage cupboard with built in shelving.

UTILITY ROOM – Plumbed for a washing machine this room also has built in shelves for storage.

LANDING (4.85m max. x 1.89m max. inc. stairs plus 1.66m x 1.24m plus 1.71m x 0.74m) – Access to all the rooms on the first floor plus the loft for storage. The landing has double opening doors directly to the rear patio garden. Large walk-in airing cupboard with a wall mounted “Vokera” combination boiler. Radiator.



MASTER BEDROOM (4.49m x 4.28m) – Excellent views over the town centre from this double glazed, leaded uPVC window. Radiator.



BATHROOM (2.35m x 1.39m) – Three piece suite in white comprising bath with hand shower attachment, wash hand-basin and w.c. half tiled walls, window to the front and ceiling spotlights.

BEDROOM TWO (3.60m x 2.64m max.) – uPVC window to the front with excellent view, radiator and deep pine skirtings.

SHOWER ROOM (2.62m max. x 1.48m max.) – An “L” shaped room which has a w.c., hand basin and a fully tiled shower cubicle with “Colonial” mixer shower unit. The remaining walls are tile to approx two thirds of their height. Slate floor tiles. Leaded window overlooking the town centre. Radiator.

BEDROOM THREE (3.48m max. x 2.06m max.) – Window to the rear a radiator and deep pine skirtings.

BEDROOM FOUR (3.45m x 2.40m min.) – Views again to the front from this leaded window, there are some fitted wall units and a radiator.

EXTERIOR – To the front is a paved forecourt allowing access to both front doors. To the rear is an enclosed patio garden.

LOCATION – From our Hebden Bridge office turn right and proceed for approx. 200 metres. Turn left onto Albert Street (by Moyle’s Restaurant), and follow the road to the T junction. Turn right and immediate left onto Birchcliffe Road. The property is on the right.

VIEWING ARRANGEMENT – By appointment with RYBURNE & Co