

RYBURNE & CO

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BROOK LEIGH

LEE MILL ROAD
HEBDEN BRIDGE HX7 7AB

GUIDE PRICE £380,000

Splendid detached four bedroom true BUNGALOW is superbly appointed and with rooms of spacious dimensions, set in large landscaped gardens with a backdrop of woodland and lovely scenery. The property occupies a delightful rural setting in a prime residential area and is situated at the gateway to Hardcastle Crags, a National Trust area of outstanding natural beauty.



Brook Leigh, constructed approximately 29 years ago is in immaculate condition and has many delightful features. Comprises briefly: Reception Hall, Inner Hall, Sitting Room, Dining Room, Quality Fitted Kitchen, Utility Room, Master Bedroom with En-suite, two additional Bedrooms, Study/Bed four Family Bathroom. There is gas central heating and part double glazing. Alarm system. Situated on the fringe of the vibrant Hebden Bridge town centre, approximately one mile, this property has all amenities including excellent road and rail links to Leeds and Manchester



OPEN ENTRANCE PORCH -. Access to...

INNER HALLWAY - Access to all the rooms in the property. Fitted storage cupboard area for coats etc. Alarm System. Radiator.



QUALITY FITTED KITCHEN – 4.57 x 3.67m max. Large open and airy room with a range of light wood floor and wall units with complementary tiling and marble effect work surfaces. Stainless steel bowl sink. Built-in ‘Hotpoint’ oven and four burner electric hob. Built-in ‘CDA’ dishwasher. Built in ‘CDA’ fridge. Windows to the front with lovely views over the garden and surrounding area. Tiled effect floor. Radiator. Serving hatch opening on to dining room. Door leading to the garden. Spotlights. Access to...

UTILITY ROOM - 3.34 x 1.83m – Tiled effect floor continues. Plumbed for automatic washing machine. Large window to the front with integrated cat flap. 'Potterton' central heating boiler system.

DINING ROOM - 3.68 x 3.60m - Large window bringing in lots of light, making it feel light and airy, whilst also giving views onto the side garden. Large radiator, movement sensor. Serving hatch.



SITTING ROOM - 7.38 max x 4.25m max. Spacious open room with double glazed uPVC Patio windows to two sides and access to the delightful gardens with magnificent countryside walks beyond. Large feature fireplace with stone hearth. Two large radiators. Double glazed window to the side.

FAMILY BATHROOM - Fully tiled walls. Wooden floor. Four-piece white suite comprising: wash hand basin, period style roll top bath, w.c. and large shower cubicle with glass pull doors and modern jet sprays shower unit. Window to the side.



BEDROOM THREE - 2.99 x 2.69m - Large window to the side. Fitted wardrobe.

MASTER BEDROOM - 4.28 x 3.75m

A spacious room with floor to ceiling range of fitted bedroom furniture. Window to the side with views over the surrounding area. Large radiator.

Access to.....



EN-SUITE - 3.01 x 1.75 max (includes shower cubicle) comprising: Fully tiled shower cubicle with 'Mira' power wall shower. Wash hand basin. W.c. vanity wall cabinet. Shaver point. Cupboard containing hot water cylinder. Frosted window.

BEDROOM TWO - 4.28 x 2.99m

Excellent sized second bedroom with large window to the side overlooking part of the garden. Radiator. Ceiling light.



STUDY/BEDROOM FOUR - 3.02 x 2.37m Window looking on to the side of the property and woodland. The room is equipped with 'BT Highway' Point, for access for phones lines and internet access. Radiator.



EXTERNAL To the side of the property there is a long tarmac driveway leading down to the property with parking spaces for many cars. The property's attractive gardens are set in around 2/3 of an acre. The garden comprises: flat lawns set on different levels, grassy banks, mature shrubs, trees and flower borders and large patio areas. The property is abounded on one side by a lovely clear stream.

Beyond the gardens - the scenery is spectacular, overlooking fine woodland countryside.

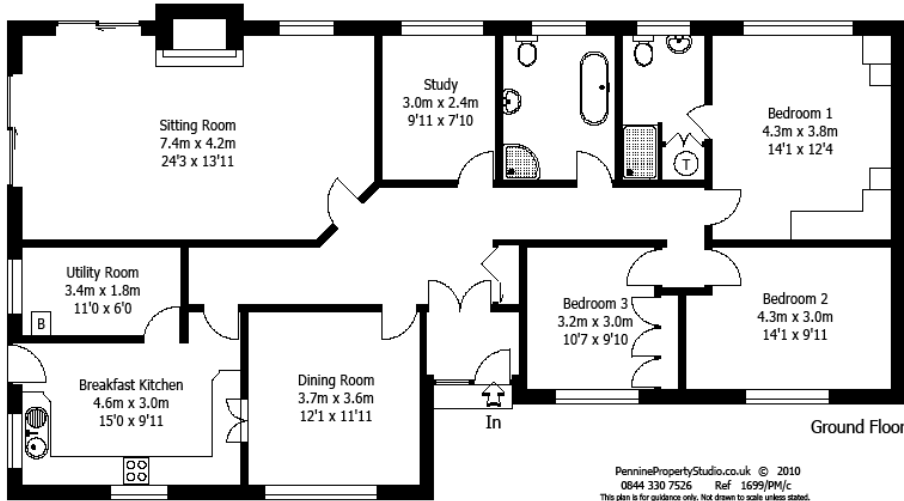
VIEWING - By appointment with RYBURNE & CO

LOCATION - From our Hebden Bridge office turn right and on to the second set of traffic lights. (Albert Street – by Moyle's Hotel and Restaurant). Follow the road to the T-junction and turn left onto Keighley Road. Proceed through the traffic signal and turn second left onto Lee Mill Road. Continue almost to the end, just before the bridge and on the left is Brook Leigh.

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 the prospective Buyer(s) must make their own enquiries regarding such matters.

Brook Leigh, Lee Mill Road, Hebden Bridge

Approximate Gross Internal Area: 152 sq m / 1640 sq ft



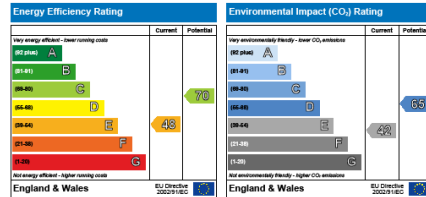
Energy Performance Certificate



Brook Leigh Lee Mill Road
HEBDEN BRIDGE
West Yorkshire
HX7 7AB

Dwelling type: Detached bungalow
Date of assessment: 09 April 2010
Date of certificate: 09 April 2010
Reference number: 0016-7055-6204-7640-5960
Type of assessment: RdSAP, existing dwelling
Total floor area: 150 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.



Estimated energy use, carbon dioxide (CO ₂) emissions and fuel costs of this home		
	Current	Potential
Energy Use	354 kWh/m ² per year	201 kWh/m ² per year
Carbon dioxide emissions	8.9 tonnes per year	5.0 tonnes per year
Lighting	£142 per year	£78 per year
Heating	£1220 per year	£718 per year
Hot Water	£218 per year	£155 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.

