

# RYBURNE & CO

Estate Agents ~ West End Hebden Bridge HX7 8UQ

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## ELPHIN LODGE

CLUNTERS

CRAGG VALE , HEBDEN BRIDGE HX7 5TH

GUIDE PRICE: £205,000

Set in magnificent countryside with splendid views overlooking delightful woodland, Elphin Lodge is a recently renovated stone mid C19 beamed property with landscaped gardens and good private parking area.



Elphin Lodge comprises: Entrance Hall, Family Bathroom, Study/Utility, Sitting Room, Fitted Kitchen open planned to Dining Room, Landing, Three Bedrooms (one en-suite), Gas central heating, double glazing. Gardens, Private parking for two cars, Large half-glazed shed.



**ENTRANCE HALL** – 2.17 x 2.10m into stairs. Stairs to first floor. Window to the front. Radiator.

**FAMILY BATHROOM** – Three piece white suite comprising W.C. wash hand basin and bath with ‘Mira’ shower and shower screen. Fully tiled around the bath, wash hand basin and WC. Window to front. Radiator



**BEAMED STUDY/UTILITY ROOM** – 2.81 x 3.07m min 4.17m max. Stairs to the lower ground floor. Wall mounted ‘Vaillant’ condensing combi boiler. Plumbed for washer. Two windows to the front, one is mullion).

**BEAMED SITTING ROOM** – 4.35 x 3.38m  
Mullion window to front and rear. Wood fire surround with marble back and hearth. Radiator



*Lower ground floor* - 4.62m max. x 3.83m max inch stairs



**BEAMED FITTED KITCHEN** open planned to **DINING ROOM** – uPVC French doors to Patio/Garden. Range of quality base and wall units in oak with complementary granite effect work surfaces and tiled splash-backs. Stainless steel 1½ bowl sink unit with mixer taps. 'Electrolux' double oven and grill in stainless steel. 'Belling Touchtronic' halogen hob. Stainless steel 'Neff' extractor fan above. Mullion window to the rear. Under-stairs storage area Radiator

*First floor*

**LANDING** access to the loft. Window to the rear.

**BEAMED BEDROOM ONE** – 3.40 x 3.07m with French windows to attractive Balcony and magnificent views. Access to...

**EN-SUITE** with three piece suite comprising: Large shower, wc. and wash hand basin





**BEDROOM TWO** – 2.86 x 2.75m Mullion window to front with window seat. Recess with dressing table (1.58 x .92m) Radiator

**BEDROOM THREE** – 2.17 x 2.12m Mullion window to the rear. Radiator.

**EXTERNAL** – Partially Glazed Garden Shed 4.4m x 6.6m. Beautiful flower borders. Outside tap. Two parking spaces

**LOCATION** - From our Hebden Bridge Office turn right and proceed along the A646 for approximately 1½ miles into Mytholmroyd. Turn right following B6138 (sign Littleborough/Cragg Vale), continue under rail bridge and bear right into Cragg Road. Proceed along this road for approx. two miles passing Cragg Vale School which is on the left and Elphin Lodge is the second building on the right

**VIEWING ARRANGEMENT** – By appointment with RYBURNE & CO

**Energy Performance Certificate**

Elphin Lodge Clusters  
Cragg Vale  
Hebden Bridge  
West Yorkshire  
HX7 5TH

Dwelling type: End-terrace house  
Date of assessment: 20 October 2009  
Date of certificate: 30 October 2009  
Reference number: 8895-8906-6820-1126-7013  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 91 m<sup>2</sup>

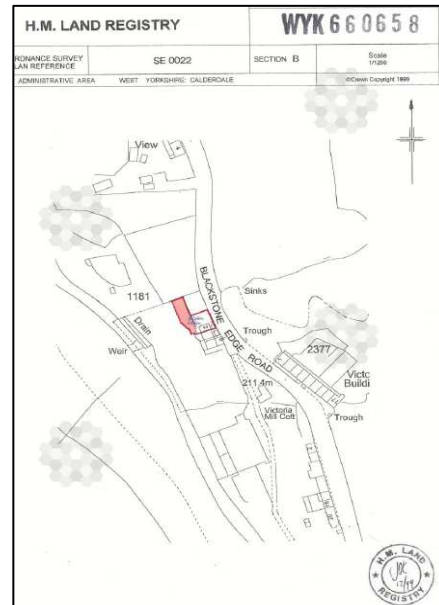
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		Environmental Impact Rating (CO <sub>2</sub> )	
Current	Potential	Current	Potential
65	71	63	66

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

	Current	Potential
Energy use	249 kWh/m <sup>2</sup> per year	228 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.8 tonnes per year	3.5 tonnes per year
Lighting	£84 per year	£48 per year
Heating	£550 per year	£530 per year
Hot water	£102 per year	£97 per year

Remember to look for the energy saving recommended logo when buying energy efficient products. It's a quick and easy way to identify the most energy efficient products on the market. The EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.



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.