

RYBURNE & CO

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FOURTEEN FERN VALLEY CHASE

TODMORDEN OL14 7HB

GUIDE PRICE £445,000

An extremely spacious and exclusive stone built detached house. Ideal for working from home. The property is approximately seven years old and together with the property is a separate, stone self-contained guest suite situated over the triple garage.



Fourteen Fern Valley Chase briefly comprises: Entrance Hall, Cloakroom, Sitting Room, Dining Room, Kitchen/Family Room, Utility Room, Study, Two Landings, Six Double Bedrooms, Two Bathrooms, Shower Room. Self Contained Guest Suite with Bathroom and Kitchen Area. Triple Garage. Private parking for several cars on block paved driveway, gardens with lawns, mature rockeries etc. Double glazing and gas central heating.

Situated approximately half a mile from the centre of the market town of Todmorden this property has 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

ENTRANCE HALL (5.26m x 2.05m max. inc. stairs) – Solid wood floor, ornate ceiling cornice, spotlights and a radiator. Stairs to the first floor.

CLOAKROOM (1.46m x 1.26m) – Two piece suite comprising hand basin and w.c. Chrome mixer taps and towel ring, ceiling spotlights, tiled floor, radiator and extractor fan.



SITTING ROOM (5.88m x 3.97m) – Two windows to the front, solid wood floor, decorative ceiling cornice, ceiling spotlights. Fireplace with a living flame gas fire. Radiator.

DINING ROOM (4.21m x 3.58m) – Decorative ceiling cornice, solid wood floor, radiator and double French doors leading out to the rear patio and garden.



UTILITY ROOM (2.26m x 1.90m) – An extremely useful room with some base units, complementary work top, stainless steel sink and drainer, chrome mixer taps and ceiling spotlights. Plumbing for a washing machine and dryer. “Glow-worm” wall mounted gas central heating boiler, tiled splash-backs, tiled floor, the security system, radiator and a door and window to the side.

STUDY (3.50m x 2.56m) – Windows to the front, ceiling cornice, ceiling spot-lights, a solid wood floor and a radiator.



KITCHEN FAMILY ROOM (6.70m max. x 5.90m plus 2.05m x 0.77m) – Quality fitted kitchen with range of wall and base units with black marble work tops. Island unit with black marble work top. “Hotpoint” stainless steel cooking range with five gas hobs and an electric oven, stainless steel cooker splash-back and a cooker hood with extractor fan. Built-in units include an fridge, freezer and dishwasher. Stainless steel microwave. Tiled floor but solid wood floor to the Family area of the room. WALK-IN PANTRY with built in shelves and a tiled floor. Ceiling spotlights, a decorative ceiling cornice and two radiators. The rear wall is all windows, with a partial glass roof, making the room incredible light. Patio door direct to the rear garden and patio.

First Floor

LANDING (2.06m max. inc. stairs x 4.79m) – Ceiling cornice and spotlights, balustrade with turned spindles and French doors to a balcony at front.



MASTER BEDROOM (4.80m x 3.98m plus dressing room 1.54m min. not inc. wardrobes x 1.57m) – Two windows to the front, ceiling cornice and ceiling spotlights, radiator. Dressing room with lots of wardrobes space in the built-in wardrobes. Access through dressing room to...

EN-SUITE BATHROOM (2.87m x 1.88m) – Three piece suite in white comprising hand basin, bath and w.c. and in addition a white shower tray with glass doors. Tiled floor, walls half tiled and fully tiled to the shower area. Window to the rear, a shaver socket, heated towel rail and extractor fan.

BEDROOM TWO (4.44m x 3.58m min.) – Window to the rear giving lovely views to the surrounding hills, built-in wardrobes, ceiling cornice and spotlights, radiator and direct access to the shared bathroom.



SHARED BATHROOM (2.67m x 2.24m) – Three piece suite in white comprising bath, hand basin and w.c. White shower tray with glass cubicle and chrome mixer shower. The walls are half tiled, fully to the shower area and the floor is also tiled. There are ceiling spotlights, heated towel rail and an extractor fan.

BEDROOM THREE (4.20m x 3.50m plus dressing room 1.05m min. not inc. wardrobes x 1.37m) – Ceiling cornice and spotlights, two windows to the front and radiator. Dressing room with built in wardrobes and direct access to the shared bathroom.

Second Floor



LANDING (5.40m max. x 2.07m max.) – Window to the front, radiator, ceiling spotlights and a balustrade with turned spindles.



BEDROOM FOUR (3.62m max x 4.00m) – Window to the front, ceiling spotlights and radiator.

BEDROOM FIVE (4.00m x 3.63m max.) – Ceiling spotlights, radiator and a “Velux” window with excellent elevated views.

SHOWER ROOM (2.34m x 2.06m) – Wash hand basin and w.c. in white, shower tray with glass cubicle”, “Velux” window, heated towel rail, shaver socket, extractor fan, tiled floor and half tiled walls.

BEDROOM SIX (7.36m x 3.50m) – A large room with window to the front and “Velux” window to the rear offering excellent views, two radiators and ceiling spotlights.

GUEST SUITE



OPEN PLAN LIVING SPACE/KITCHEN (8.69m x 5.11m max.) – There is a fitted kitchen to one end with wall and base units, complementary work tops, stainless steel sink and drainer, built in electric oven, four burner gas hob and stainless steel cooker hood with extractor fan. To the rest of the room are three windows to the front, and a “Velux” to the rear with views up to Stoodley Pike.

BATHROOM (2.39m x 1.62m) – Three piece suite in white comprising bath, hand basin and w.c. Tiled floor and half tiled walls, ceiling spotlights, extractor fan, heated towel rail and “Velux” window.

GARAGES (8.76m x 5.16m) – A block of three garages with remote operated up and over doors, a concrete floor and a wall mounted gas boiler for the suite’s heating system. Ample storage space and shelves.

EXTERIOR – To the front is a block paved driveway and parking for several cars this is edged with a mature rockery which continues along the side of the house to the rear. The large rear garden is landscaped with lawn patio area.

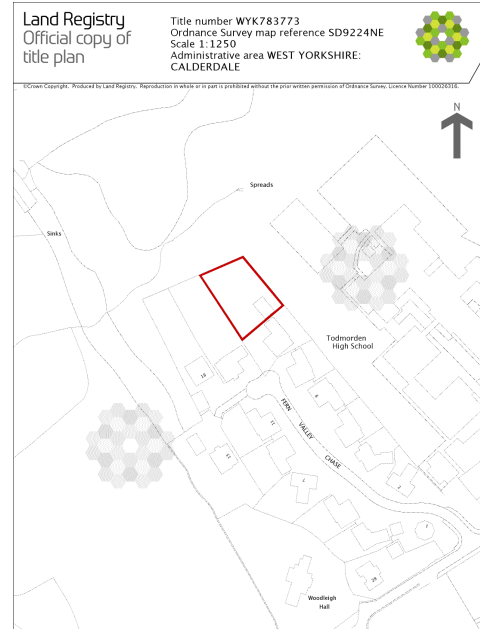


LOCATION – From our Hebden Bridge office take the A646 towards Todmorden for approximately four and a half miles and turn right at the roundabout (A646). Continue towards Burnley for approx. three quarters of a mile, turning left into Ewood Lane. Fern Valley Chase is approx. two hundred metres on your right and you will find number fourteen to be the last property.

VIEWING ARRANGEMENTS - Strictly by appointment with Ryburne & Co

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		73	79
England & Wales		EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		71	76
England & Wales		EU Directive 2002/91/EC	



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