

REEDACRES

REDACRE MYTHOLMROYD
HEBDEN BRIDGE HX7 5DQ

PRICE - OFFERS IN THE REGION OF £665,000

A splendid detached 4/5 bedroom individual stone house built in 1983 to a high standard with unique features. Facing south west it stands in $\frac{3}{4}$ acre of outstanding manicured gardens with large feature pond, orchard and bounded on one elevation by the Rochdale canal with two moorings.



The dwelling comprises: - *Ground floor*, vestibule entrance with two locking doors (internal and external), opening into spacious central hallway. Sitting Room with conservatory off, snug, dining room, kitchen, office/study, utility room, cloakroom leading to downstairs cloaks (w.c. + w.h.b.) and integral triple garage. *First floor* accessed by open stairs to landing with four bedrooms (two en-suites) and luxury house bathroom. Fitted furniture to 3 bedrooms. *Second floor* Large attic bedroom (with provision for en-suite) door leading to plant room.

Ideally situated midway between Manchester, Leeds, Bradford, and Huddersfield with M62 twenty minutes away in both directions and is conveniently situated for railway stations being approx. $\frac{1}{4}$ of a mile from Mytholmroyd and $1\frac{1}{4}$ miles from Hebden Bridge with it's express service in both directions. It is also well located for outdoor leisure activities particularly hill-walking.

Local primary and secondary schools are highly regarded and fully subscribed, though private education is well catered for in all ages with transport laid on in some instances.



Note: The house was constructed with two cavities, one with 150mm thick polystyrene continuing under ground floor and in roof void. A ventilation system was installed at construction stage which has since been modified to incorporate a heat pump which heats or cools as necessary. Under-floor heating has recently been installed to the ground floor to supplement the heat pump when or if necessary.

The triple garages (size 8.15m x 5.45m) have electronic 'Iroko' hardwood, part glazed doors, with boarded floor to roof space currently used for storage. They also have ample 13amp sockets, lighting points, water, two workbenches and a pit. The doors open out into a large circular brick drive with a feature centre circle. Adjoining the garages are outbuildings (5.05m x 5.0m) and (5.6m x 3.05m) currently used for storage but could easily be adapted for other uses e.g. fitness suite, additional accommodation or swimming pool. All services are readily available.



SITTING ROOM (6.3mx4.2m) with solid hardwood floor, picture window, port-hole window with feature stained glass and 5no folding doors leading to conservatory. Unique stone fireplace with dog grate for wood burning. Pine boarded ceiling with recessed spotlighting and additional wall lighting.



CONSERVATORY (5.0mx4.2m) constructed from 'Iroko' hardwood, double glazed and with the benefit of 'Sanderson' blinds and two pairs of external doors to patio and garden. Bronze tint polycarbonate roof with 4no automatic roof vents and a solid hardwood floor.

FAMILY ROOM (3.7mx3.5m) with carpeted floor covering over under-floor heating(UFH), picture window, feature niche lighting to one wall and built in dividing unit to opposing wall with tropical fish tank and illuminated glazed showcase above. The ceiling has a plaster cove and the lighting is with spotlights.



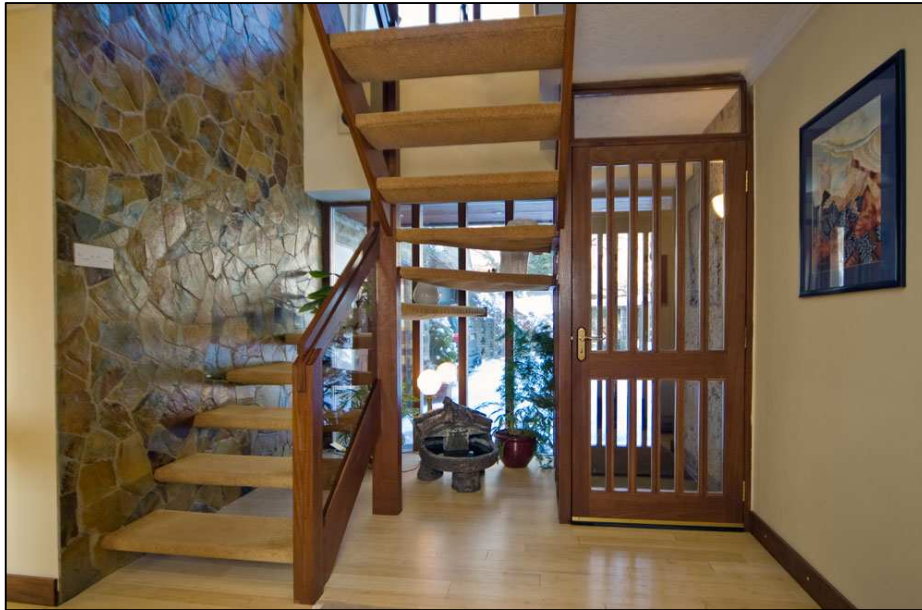
KITCHEN (3.55mx3m) with engineered beech wood flooring over UFH, fully fitted kitchen to three walls, with integral appliances including dishwasher, and painted strip pine boarding to ceiling with spotlights. The room opens into the Hall and Dining room through brick archways.

DINING ROOM (3.5mx2.85m) engineered beech wood flooring over UFH, picture window and built in unit as above but with feature brickwork surround. The ceiling has a plaster cove and lighting is with ceiling mounted pendant and spotlight. The room opens into the kitchen via a wide brick archway.

OFFICE/STUDY (3.0mx2.35m) with engineered bamboo flooring over UFH and painted pine boarded ceiling with fluorescent light.

UTILITY (2.4mx1.8m) with tiled floor over UFH and walls tiled to dado height. Floor unit with stainless steel sink and worktop over washer and drier, wall units to two sides and boiler with house cylinder linked to solar roof panels. Suspended ceiling enabling access to services above.

CLOAKROOM leading to downstairs W.C. and integral triple garage. Flooring is bamboo a.b. over UFH and panelled ceiling to enable access. **W.C.** Toilet and washbasin in burgundy with tiling around both and large mirror with strip light over. Flooring and ceiling as above.



HALLWAY The hallway links all ground floor rooms and its centre piece being a carpeted open staircase leading to the first floor with Cornish slate wall floor to ceiling. The floor is engineered bamboo over UFH and the ceiling is papered with a plaster coving and two pendant light fittings. All doors and frames leading from the hallway are 'Iroko' hardwood with bronze tinted glazing.

First Floor

Carpeted through out (except main bathroom and small en-suite) and having 'Iroko' door frames with flush painted doors.



MASTER BEDROOM with en-suite 7.2mx3.8m Character full room including eyebrow window plus picture window and mirror finished sliding wardrobe doors o/a 4.2m wide, coving to bedroom area with spotlights to ceiling and down lighters over bed.

EN-SUITE includes large bath, quadrant shower, two inset wash hand basins with mirrors and lighting behind, w.c. and bidet all with gold fittings.



BEDROOM TWO with en-suite 3.8mx3.0m (plus en-suite) currently a twin bedded room with free standing wardrobe and drawers, coving to bedroom area ceiling with pendant light and down lighters over bed. En-suite includes shower, with light over, wash hand basin with lighting and mirrors behind and water closet. Engineered Oak flooring.

BEDROOM THREE (3.85mx3.5m) with king sized water bed facing mirror finished sliding wardrobe doors o/a 4.2m wide, picture window, coving to ceiling with pendant light and uplighters over bed.



BEDROOM FOUR (3.4mx3m) a double room with picture window, fitted wardrobe and pendant light.

HOUSE BATHROOM (2.8mx2.3m) recently modernised to include large bath, quadrant shower enclosure, twin wash hand basins and water closet, heated towel rail and limestone tiling to walls and floor. There are two large opposing mirrors and 7 spotlights.



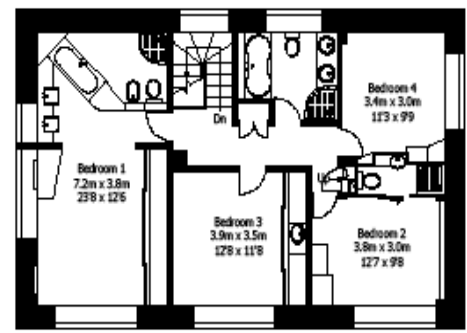
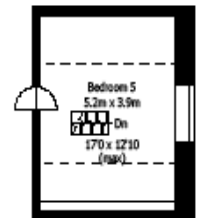
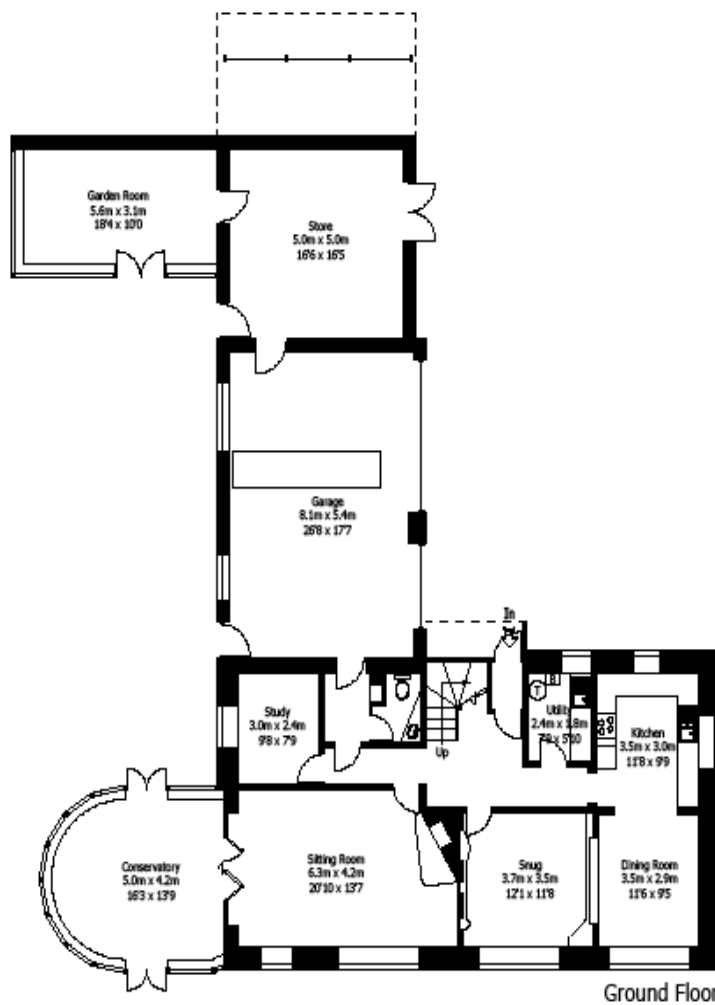
Second floor

BEDROOM FIVE/ ATTIC (5.2mx3.9m) ideally suited for hobbies, playroom or 5th bedroom and services are ready at hand for another en-suite. Door opening into loft area containing heat pump, distribution ducting, aerials and storage facilities.



Reedacre, Red Acres, Mytholmroyd

Approximate Gross Internal Area: 313 sq m / 3370 sq ft



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 0844 330 7526 Ref 1677/PM/c
 This plan is for guidance only. Not drawn to scale unless stated.

DIRECTIONS

From Ryburne & Co Offices turn right (A646) towards Halifax. Proceed along A646 for approx. one mile to Mytholmroyd. Pass Burnley Road School and turn left. Turn left at Acre Villas (Westfield Terrace), 100yds over Canal Bridge and Reedacres is on your left.

VIEWING Strictly by appointment with **RYBURNE.CO**

Energy Performance Certificate

Reedacres Red Acre
HEBDEN BRIDGE
West Yorkshire
HX7 5DQ
Dwelling type: Detached house
Date of assessment: 18 September 2008
Date of certificate: 28 September 2008
Reference number: 9588-3032-6291-5818-3030
Total floor area: 242 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
A		
B		
C		
D		
E		
F		
G		
Not energy efficient - higher running costs		
	78	79

England & Wales

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact Rating (CO₂)

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
A		
B		
C		
D		
E		
F		
G		
Not environmentally friendly - higher CO ₂ emissions		
	77	77

England & Wales

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	121 kWh/m ² per year	121 kWh/m ² per year
Carbon dioxide emissions	4.9 tonnes per year	4.9 tonnes per year
Lighting	£128 per year	£128 per year
Heating	£558 per year	£558 per year
Hot water	£112 per year	£112 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 612 or visit www.energysavingtrust.org.uk/myhome