



'THE BIRCHES' NINE COINERS FOLD
MYTHOLMROYD, HEBDEN BRIDGE, HX7 5BS



House and Front Garden

Set in large beautiful secluded landscaped gardens with a backdrop of magnificent scenery is this splendid stone detached BUNGALOW/RESIDENCE well appointed and with rooms of spacious dimensions. There is an integral double garage, large driveway and good parking area.

The property occupies a position in a prime residential area.

'The Birches' Nine Coiners Fold, constructed from stone approximately 20 years ago, comprises: Reception hall, inner hall, sitting room, dining room with door to patio and gardens, quality fitted kitchen, utility room. Master bedroom with en-suite, two further bedrooms, family bathroom. Gas central heating. Double-glazing.

Situated on the fringe of Hebden Bridge (approximately two miles from centre) or Mytholmroyd Village approximately half a mile. Both have all amenities including excellent road and rail links to Leeds and Manchester.



Sitting Room

RECEPTION HALL

'L' Shaped hallway provides access to all rooms in the property. Wall and ceiling lights. Smoke alarm. Thermostat. Movement sensor. Radiator.

SITTING ROOM

Fireplace with marble surround and electric fire. Double-glazed windows to the front overlooking the lovely garden to the surrounding hillside. An unusual circular window to the side. Sliding glazed doors into the dining room. Two radiators.

DINING ROOM

Double-glazed sliding door to lovely patio, garden with lawn, specimen plants, shrubs and trees. Superb rural views. Radiator.

QUALITY FITTED KITCHEN

Range of base and floor units with complementary work surfaces and tiled splash back. Built-in 'Whirlpool' oven and separate grill and fridge. 'Neff' four burner electric hob, 'AEG' dishwasher. Breakfast bar seating area. Tiled floor. Double glazed windows to the rear again with superb views over the rear patio and garden. Movement sensor. Radiator. Access on to...



Back Garden



Kitchen



Back Garden

UTILITY ROOM

Work tops with storage underneath and tiled splash back. Wall fitted 'Worcester' Boiler. Plumbed for automatic washing machine. Alarm System. Door to the rear with access to the garden. Radiator.

BEDROOM ONE

Double-glazed windows to the rear with superb views. Built in bedroom furniture. Radiator.

EN-SUITE SHOWER ROOM

Three-piece suite comprising shower, wash hand basin and wc. Tiled floor and fully tiled walls. Window to the side. Radiator

BEDROOM TWO

Double-glazed window to the front with views overlooking large secluded gardens to the magnificent countryside beyond. Built in wardrobe. Radiator.

BEDROOM THREE

Built in wardrobe/storage. Radiator

BATHROOM

Three piece coloured suite comprising: wash hand basin, panelled bath with tiled surround and low flush wc. Double glazed window to the front. Walls are fully tiled. Linen cupboard. Double radiator.

EXTERNAL

There are beautiful well-established landscaped gardens with an abundance of specimen trees, shrubs and flower beds to all elevations. To the front there is a most attractive curved driveway and parking area for at least four cars. South facing rear patio and lawns.

GARAGE

With remote controlled door it offers parking for two cars and provides good storage space.

VIEWING

Strictly by appointment with our office.



Dining Room



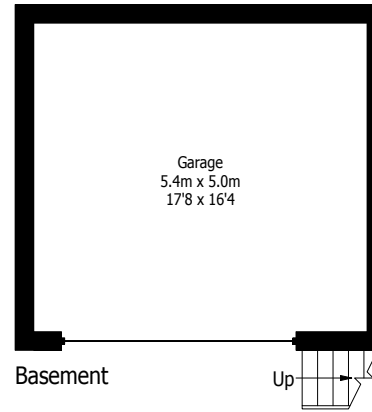
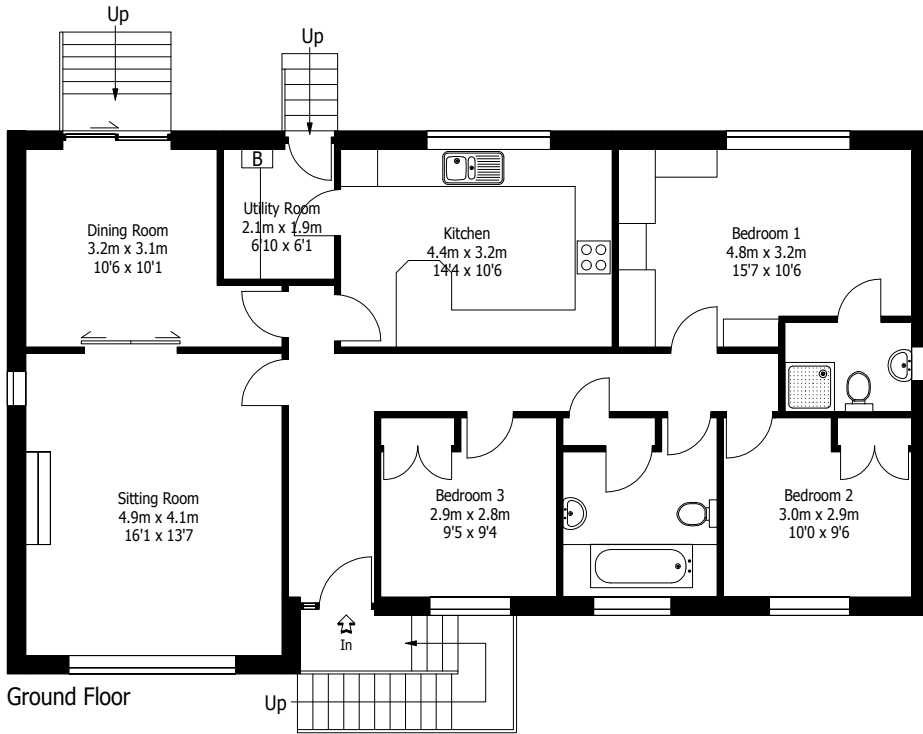
Bathroom



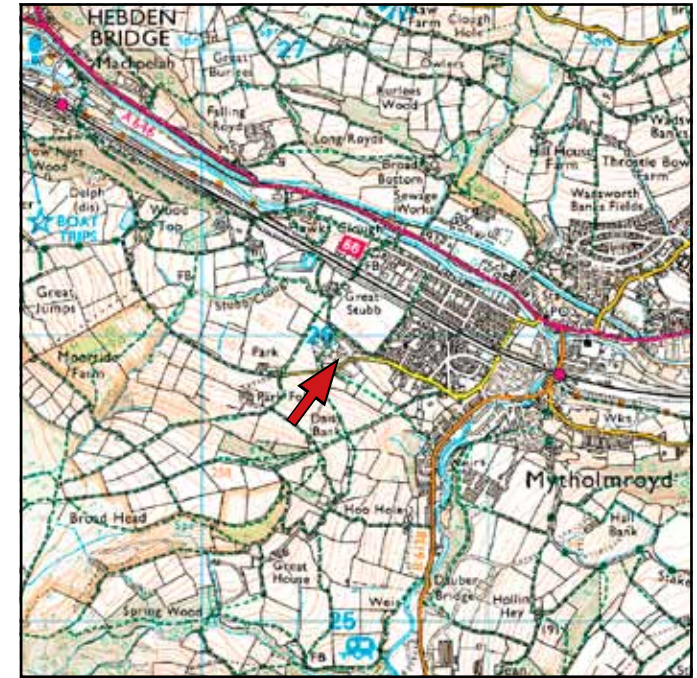
Bedroom One

The Birches, 9 Coiners Fold, Mytholmroyd

Approximate Gross Internal Area: 134 sq m / 1450 sq ft



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0844 330 7526 Ref 1812/PM/s
This plan is for guidance only. Not to scale unless stated.



LOCATION

From our Hebden Bridge office proceed along the A646 in an easterly direction (towards Halifax) for one mile. Turn right at the first pelican crossing (Caldene Avenue) take the first left (not into the community centre car park), under the single-track bridge and continue straight ahead turn right when the road becomes Nest Lane. Proceed passing several large detached properties on the left and semi detached properties on the right. After approximately four hundred metres take the next right onto Coiners Fold. Go to the head of the cul de sac and The Birches is on the left along a well maintained attractive driveway.



House and Driveway

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	68
(39-54) E			
(24-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	67
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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.

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.

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