



Yorkshire's
Finest
A Collection of Yorkshire's Finest Homes

Hazelwood West
Birchcliffe Road, Hebden Bridge



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Offers Over £750,000

HAZEL WOOD WEST IS A BREATHTAKING VICTORIAN PROPERTY THAT HAS BEEN THOUGHTFULLY RESTORED AND MODERNISED, SUCCESSFULLY PRESERVING MANY OF ITS ORIGINAL FEATURES. WITH FOUR GENEROUS DOUBLE BEDROOMS AND A WELL-DESIGNED LAYOUT SPREAD OVER FOUR FLOORS, THIS DELIGHTFUL HOME OFFERS AMPLE LIVING SPACE FOR A GROWING FAMILY.

NESTLED IN THE CHARMING TOWN OF HEBDEN BRIDGE, THE PROPERTY ENJOYS A PEACEFUL SETTING AWAY FROM THE HUSTLE AND BUSTLE OF THE HIGH STREET, WHILE STILL BEING WITHIN A VERY CONVENIENT WALKING DISTANCE TO LOCAL AMENITIES.

THIS REMARKABLE HOME TRULY MUST BE VIEWED TO FULLY APPRECIATE ITS CHARACTER AND FEATURES, MAKING IT A PERFECT CHOICE FOR THOSE SEEKING A BLEND OF CLASSIC ELEGANCE AND MODERN COMFORT.

ENTRANCE HALL

Step into a beautifully presented entrance hall that showcases many of its original features. The charming original front door opens into the hallway, which features exquisite original tiled flooring, elegant wooden panelling with an original dado rail, cast-iron radiator and original art nouveau features. The impressive staircase leads to the first floor, while doors provide access to the living room and utility room.

LIVING ROOM

The inviting living room features a stunning bay window that overlooks the front of the property and offers picturesque views of the Hebden Bridge valley. An original decorative mantelpiece with



period-style fireplace (now gas-fired) and slate hearth enhances the warmth of the space, which is further complemented by high ceilings, original coving, cast-iron radiator, and charming period details. A beautiful internal door adorned with stained glass provides a seamless transition into the dining room, making it perfect for entertaining

DINING ROOM

The dining room, is characterised its original wooden flooring, and features a period-style fireplace (now gas-fired) with an original Art Deco mantelpiece and a vintage-style cast iron radiator. Two sash windows create a bright atmosphere while offering views of the rear garden, and the high ceilings and exquisite detailing, such as coving and cornices, add to the overall elegance.

REAR HALLWAY

Elegantly appointed with period-style flooring, the rear hallway includes a vintage-style cast iron radiator and a roof window that allows plenty of natural light to fill the space. The original frosted glass door opens to the rear yard, with a gate into the garden and another door leads into the utility room. The rear hallway contains a small storage cupboard and alcove along with access to the lower ground floor.

UTILITY ROOM

The practical utility room features UPVC windows overlooking the rear yard. It offers concealed spaces for a washing machine and dryer, hidden behind fitted storage cupboards and contains a practical Belfast sink. A roof window provides additional natural light, while a small vintage-style radiator enhances comfort. A small downstairs WC is accessed via a door from the utility room, with a modern sash window containing stained glass from the original casement.

KITCHEN/BREAKFAST ROOM

The lower ground floor is accessed via a stairway leading down from the rear hallway to a small hallway containing a feature wine cellar with space for an armchair. From here one steps into the heart of this family home, being the recently added kitchen following conversion of the basement in 2017. The Italian designed kitchen, features a large central island with integrated dishwasher and plenty of storage cupboards and drawers for practicality. The central island is topped with Corian and includes a five-ring AEG gas hob. The back wall is adorned with walnut-fronted storage units, double AEG wall-mounted ovens, and two integrated fridge freezers, making this kitchen perfect for a large family. The kitchen boasts two sash double-glazed

windows that flood the area with light and a glass-fronted composite door leading out to the rear garden. There's also space for a kitchen table with four chairs and a cleverly concealed larder unit for small appliances and further storage.

The lower ground floor benefits from underfloor heating throughout.

FIRST FLOOR LANDING

Moving up the impressive staircase from the entrance hall, with the same wooden panelling and original dado rail, one passes a delightful original casement window, complete with stained glass and full length shutters, before reaching the elegant and inviting first-floor landing with its cast iron radiator. The landing leads to two bedrooms and the family bathroom and includes stairs leading to the second floor.



FAMILY BATHROOM

The family bathroom is beautifully designed with ceramic flooring and features a Burlington vintage-style basin, low-level flush WC, with walk-in thermostatic-controlled mixer shower. The bathroom contains wooden panelling and original ceiling detail. A high-powered extractor fan and cast iron radiator provide both functionality and warmth, whilst a UPVC sash window offers views of the serene front landscape.

BEDROOM ONE

This generously sized room with carpet flooring features stunning UPVC sash windows that frame spectacular views overlooking Hebden Bridge. A bespoke set of floor-to-ceiling cupboards provides ample storage, while a vintage-style cast iron radiator adds character and warmth. The beautifully crafted bookshelves and storage drawers enhance the room's functionality, making it an ideal space for an office or bedroom. Retaining many of its original features- including elegant coving and corner detailing, this room strikes a perfect balance between modern convenience and timeless charm.

BEDROOM TWO

Another spacious double room with carpet flooring, currently serving as the master bedroom. The room retains its original period fireplace and mantelpiece with a cast iron radiator for warmth. The fitted wardrobes provide ample storage, and the UPVC windows overlooking the front of the property provide ample light and spectacular views over the valley.

SECOND FLOOR LANDING

The carpeted staircase leads to the second-floor landing, which features a roof window that fills the space with natural light. This landing leads to two additional double bedrooms and a bathroom

BEDROOM THREE

This good-sized room features lovely views of Hebden Bridge and the valley through two double-glazed UPVC sash windows to the front of the property, with additional light provided by a recently installed roof window. The room has a wall-mounted radiator along with an original period fireplace and New England-style plantation shutters

BEDROOM FOUR

Another generously sized double room boasting an original fireplace, a wall-mounted radiator, and two double-glazed sash windows that offer fantastic views alongside a roof window, adorned with New England-style plantation shutters

BATHROOM

The bathroom includes ceramic flooring, a Burlington vintage-style wash basin with chrome hot and cold taps, a low-level flush WC, and a panel bath with a thermostatic-controlled mixer shower and handheld attachment. A roof window allows ample natural light to brighten the space

OUTSIDE

At the rear of the property, a private driveway accommodates two cars, while steps lead down to the rear yard and one of the property's two entrances. The original cobbled stones and a gate lead to the garden, which in turn leads to the front entrance. The property is surrounded by an impressively large and well-maintained garden, featuring mature trees and shrubs, which benefits from easy access to the kitchen and which is ideal for al fresco dining. The garden is extremely private and secure, being walled on several sides and with iron railings surrounding the perimeter. The garden is a rare feature in Hebden Bridge and perfectly complements this unique property.

ADDITIONAL INFORMATION

Council Tax: E

EPC: E

Tenure:Freehold

Parking: Off Road Parking

UTILITIES

Gas: Mains

Electric: Mains

Water: Mains

Heating: Gas

Broadband: Fibre to the Cabinet Broadband

Mobile Coverage: 4G/5G check with your provider

AGENT NOTES

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

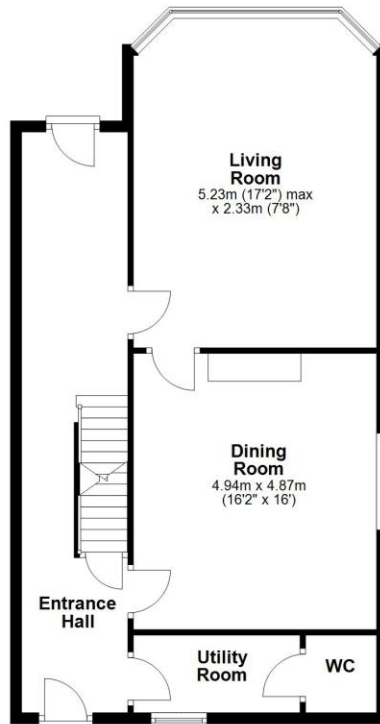
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER YORKSHIRES FINEST LIMITED NOR ANY OF ITS EMPLOYEES HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



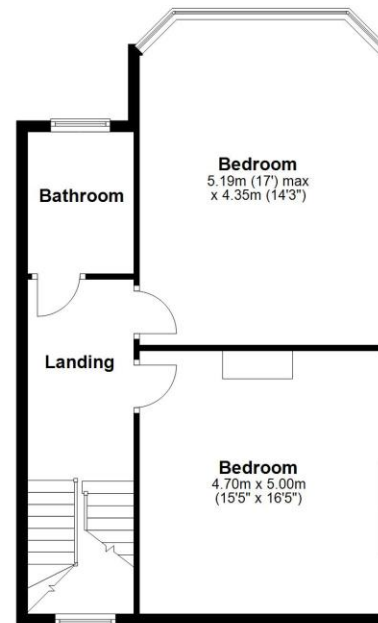
Basement
Approx. 30.0 sq. metres (323.4 sq. feet)



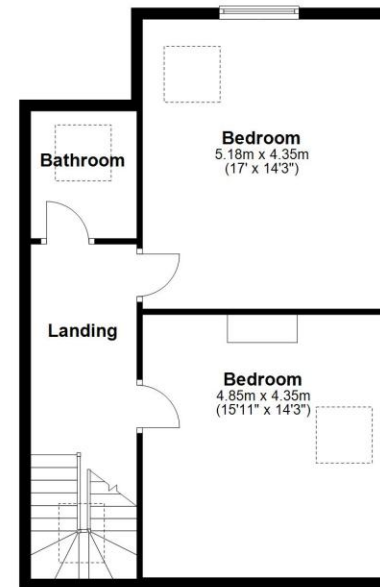
Ground Floor
Approx. 62.4 sq. metres (671.6 sq. feet)



First Floor
Approx. 74.5 sq. metres (801.5 sq. feet)



Second Floor
Approx. 60.2 sq. metres (647.5 sq. feet)

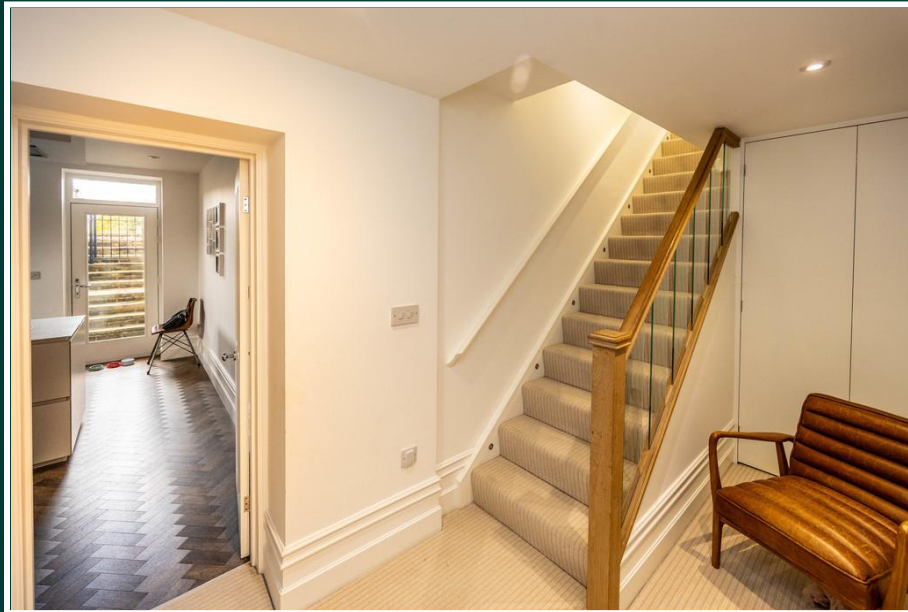


Total area: approx. 227.1 sq. metres (2444.0 sq. feet)



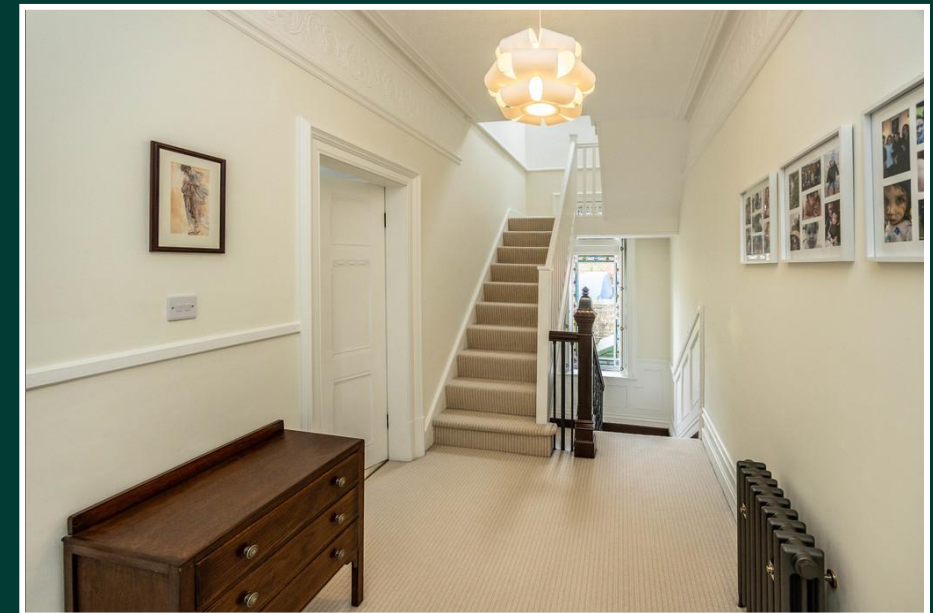
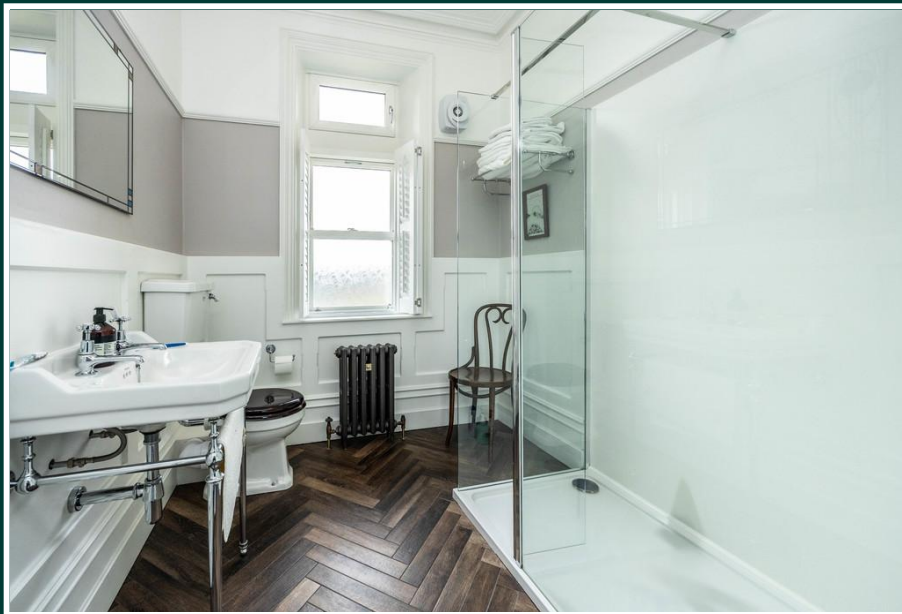


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