



TORSION  
HOMES

Regent Street  
Hebden Bridge  
West Yorkshire  
HX7 7DD

Prices from £425,000

Last few plots remaining



# Overview

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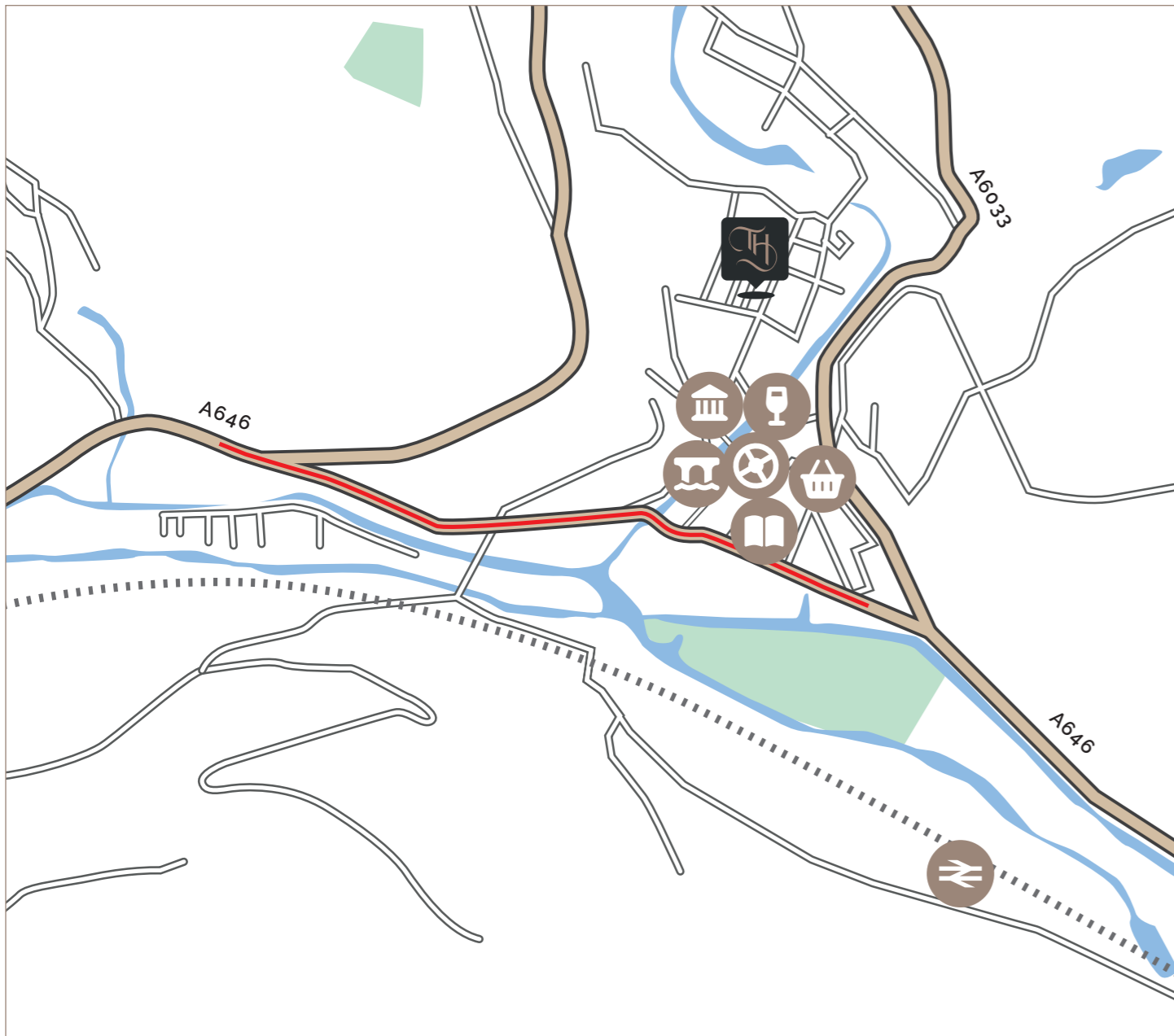
Set in the beautiful town of Hebden Bridge, Market Place is perfectly located to commute easily into Leeds and Manchester. With a new selection of 3 & 4 bedroom homes, there's something for everyone to choose from, and young families will be delighted with the selection of schools on offer.

Hebden Bridge was recently termed the 'funkiest town in Britain' by an article in a magazine. This is an accurate description; Hebden Bridge enjoys and fosters the creativity and freedom of its community. There is a myriad of genres of cafes and restaurants. There is a good number of specialist shops; if ever you want to purchase a gift then Hebden Bridge is the place for you. There's a theatre, a cinema and a live-music nightclub as well as good pubs and bars.










Wander the creative, bohemian streets of Hebden Bridge, and you can feel the influence of the writers and artists who flocked to the town around the 70s and 80s. From artisan shops and inspiring galleries to organic pavement cafés and charming picture houses, the town is justifiably proud of its artistic identity. Just a few minutes away you will find pretty wooded valleys and picturesque heather moorland ensuring a perfect blend of modern living in a historic setting.



It's all about location...



Local map...

-  Torsion Homes  
The Site
-  Hebden Bridge Mill
-  Library
-  Market
-  St George's Bridge
-  Town Hall
-  Train Station
-  White Lion Pub
-  High Street

Site Plan with Plots

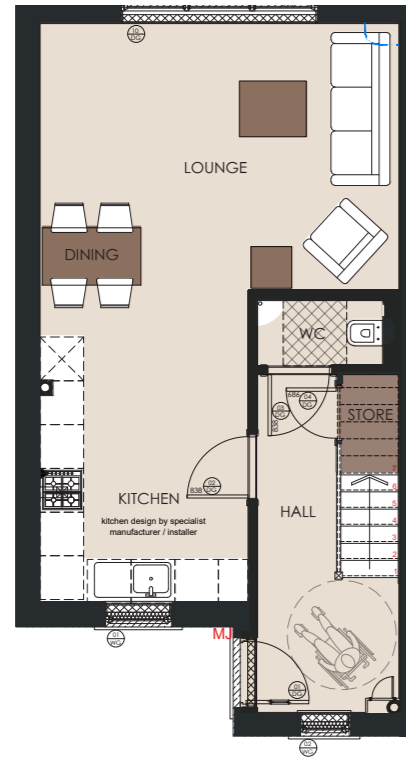
Plot 1 (3 Bed)	<b>SOLD</b>
Plot 2 (3 Bed)	<b>SOLD</b>
Plot 3 (3 Bed)	<b>SOLD</b>
Plot 4 (3 Bed)	<b>SOLD</b>
Plot 5 (3 Bed)	<b>SOLD</b>
Plot 6 (4 Bed)	<b>SOLD</b>
Plot 7 £425,000 (4 Bed)	
Plot 8 £430,000 (4 Bed)	
Plot 9 £430,000 (4 Bed)	
Plot 10 £430,000 (4 Bed)	



# Floor Plans

## PLOT 1&3

(3 Bed)

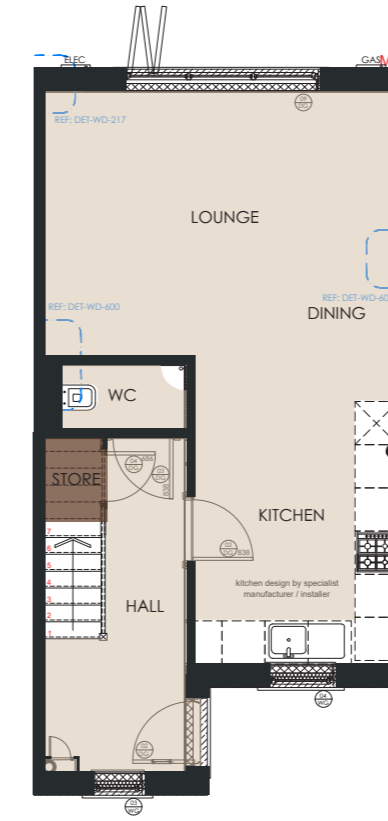


## 1&3

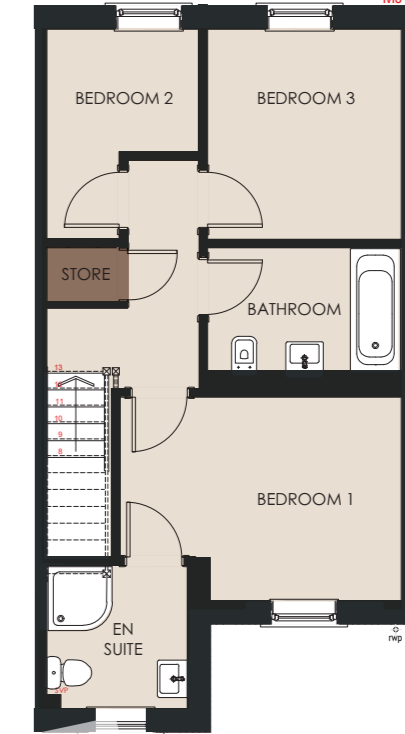


## PLOT 2,4&5

(3 Bed)



## 2,4&5



### Ground Floor

	Feet and inches* width x height
Lounge/ Dining	16'-3" x 12'-8"
Kitchen	9'-5" x 18'-9"
Hall	6'-5" x 18'-9"
Store	2'-8" x 3'-3"
WC	6'-5" x 3'-0"

### First Floor

	Feet and inches* width x height
Bathroom	9'-7" x 6'-5"
Bedroom 1	9'-7" x 9'-4"
Bedroom 2	9'-7" x 9'-4"
Bedroom 3	7'-0" x 9'-7"
Ensuite	6'-5" x 6'-6"
Landing	2'-7" x 10'-6"
Store	3'-4" x 2'-5"

### Ground Floor

	Feet and inches* width x height
Lounge Dining	16'-3" x 28'-2"
Kitchen	9'-5" x 18'-9"
Hall	6'-5" x 18'-9"
Store	2'-8" x 3'-3"
WC	6'-5" x 3'-0"

### First Floor

	Feet and inches* width x height
Bathroom	9'-7" x 6'-5"
Bedroom 1	9'-7" x 9'-4"
Bedroom 2	9'-7" x 9'-4"
Bedroom 3	7'-0" x 9'-7"
Ensuite	6'-5" x 6'-6"
Landing	2'-7" x 10'-6"
Store	3'-4" x 2'-5"

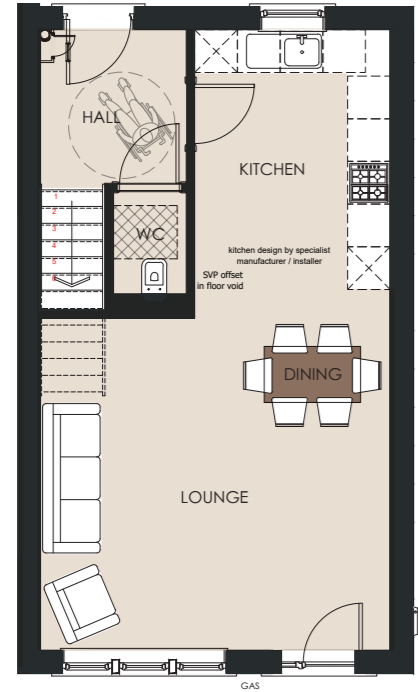
\*dimensions are approximate and subject to change

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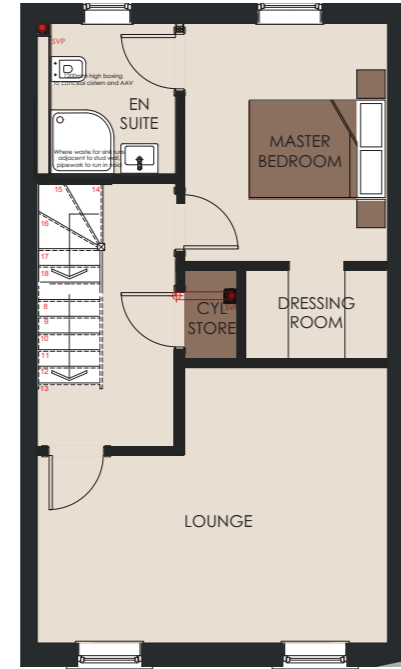
# Floor Plans

## PLOT 6

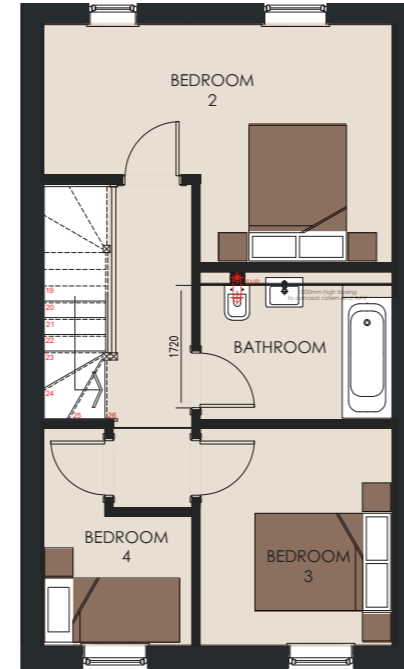
(4 Bed)



## 6

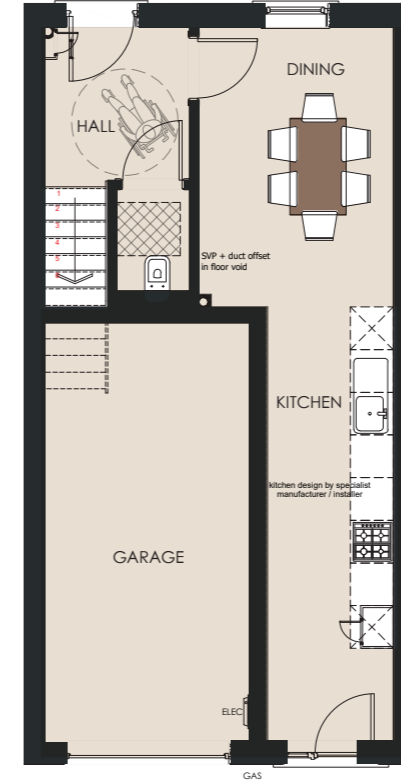


## 6

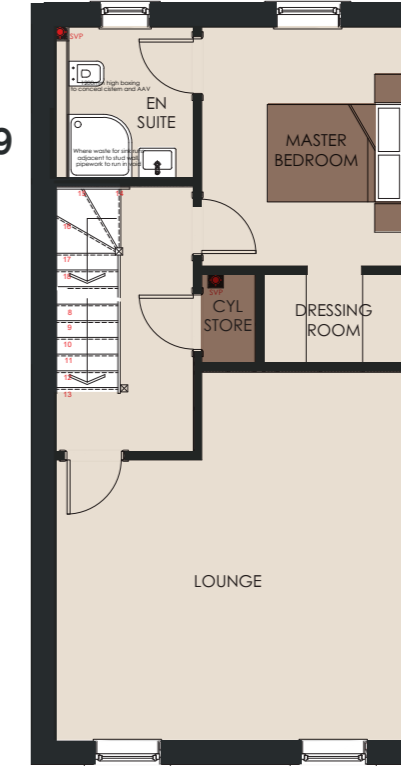


## PLOT 7&9

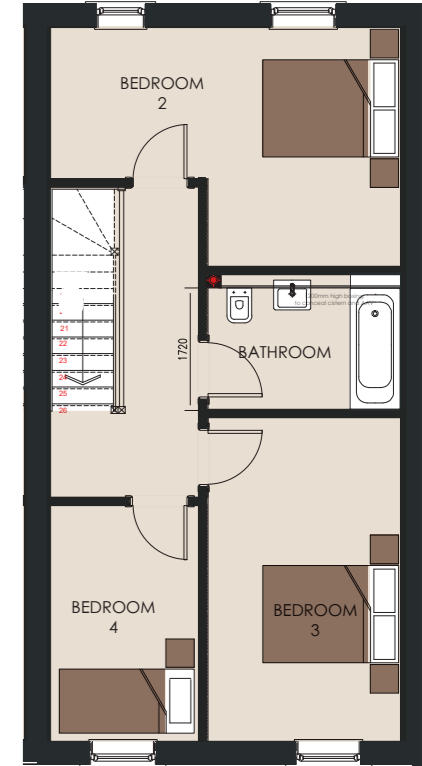
(4 Bed)



## 7&9



## 7&9



### Ground Floor

	Feet and inches* width x height
Lounge/ Dining	16'-3" x 15'-4"
Kitchen	9'-1" x 13'-3"
Hall	6'-8" x 7'-1"
WC	3'-5" x 5'-8"

### First Floor

	Feet and inches* width x height
Lounge	16'-3" x 12'-8"
Master Bedroom	9'-5" x 11'-1"
En Suite	6'-5" x 7'-1"
Dressing Room	9'-5" x 4'-2"
Store	2'-4" x 4'-2"

### Second Floor

	Feet and inches* width x height
Bedroom 2	16'-3" x 11'-1"
Bedroom 3	9'-0" x 10'-1"
Bedroom 4	6'-9" x 10'-1"
Bathroom	9'-0" x 6'-3"

### Ground Floor

	Feet and inches* width x height
Garage	10'-0" x 19'-7"
Kitchen	5'-9" x 20'-0"
Dining	9'-1" x 13'-0"
Hall	6'-8" x 7'-1"

### First Floor

	Feet and inches* width x height
Lounge	16'-3" x 17'-1"
Master Bedroom	9'-5" x 11'-1"
En Suite	6'-5" x 7'-1"
Dressing Room	9'-5" x 4'-2"
Store	2'-4" x 4'-2"

### Second Floor

	Feet and inches* width x height
Bedroom 2	16'-3" x 11'-1"
Bedroom 3	9'-0" x 15'-0"
Bedroom 4	6'-9" x 11'-0"
Bathroom	9'-0" x 6'-3"

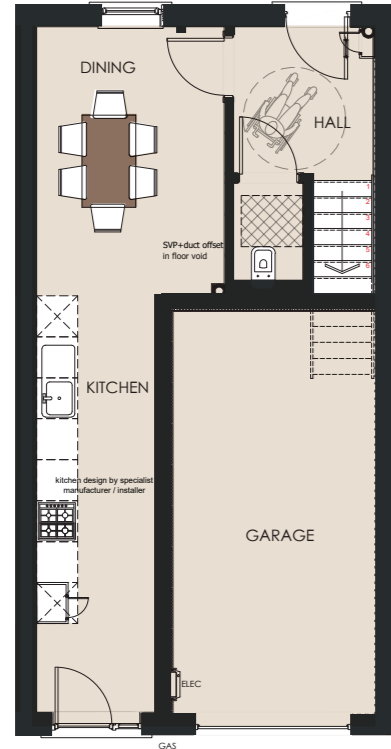
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# Floor Plans

## PLOT 8&10

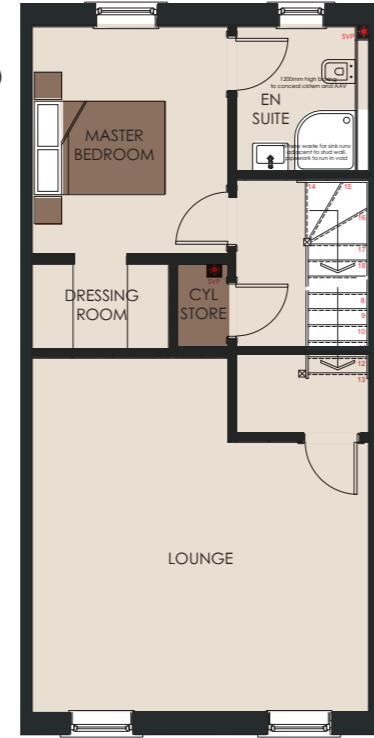
(4 Bed)



### Ground Floor

	Feet and inches* width x height
Garage	10'-0" x 19'-7"
Kitchen	5'-9" x 20'-0"
Dining	9'-1" x 13'-0"
Hall	6'-8" x 7'-1"

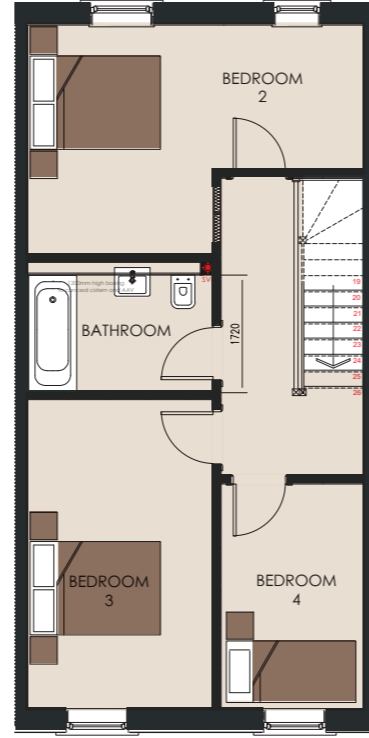
## 8&10



### First Floor

	Feet and inches* width x height
Lounge	16'-3" x 17'-1"
Master Bedroom	9'-5" x 11'-1"
En Suite	6'-5" x 7'-1"
Dressing Room	9'-5" x 4'-2"
Store	2'-4" x 4'-2"

## 8&10



### Second Floor

	Feet and inches* width x height
Bedroom 2	16'-3" x 11'-1"
Bedroom 3	9'-0" x 15'-0"
Bedroom 4	6'-9" x 11'-0"
Bathroom	9'-0" x 6'-3"

# Key Features

- Homes crafted from Witton Fell natural sandstone, quarried within the Yorkshire Dales and finished under a natural slate roof



## SMART MOVE

### HOW IT WORKS

Select and reserve a new home on one of our Torsion Homes developments

We will employ independent experts to value your existing property

We work with you to agree a value then and then an independent estate agent will be instructed to market your property at that agreed price

We will work with all parties to achieve a quick sale and contribute towards your fees

If your reservation period expires before you have sold your home, we will be on hand to discuss the best way forward to get you moving into your new Torsion Home

\*dimensions are approximate and subject to change

# Key Features

- Featuring hand painted kitchens by exceptional British kitchen manufacturer Omega, based here in Yorkshire.
- Kitchens to include shaker style cabinets, the option to upgrade from laminate to quartz worktops, SMEG integrated appliances including washing machine, dishwasher, fridge freezer, oven, hob and cooker.



# Key Features

- Beautiful tiled bathrooms to include ROCA porcelain and Porcelanosa tiles.
- Additional specification finishes include Vado Brassware and Column radiators.
- Constructed to high energy efficiency with an EPC rating of B.
- Complete with a 10-year third party Structural Warranty provided by ICW
- All plots (excluding plot 6) come with dedicated Off Street Parking

PORCELANOSA



## Homes Specification

### Externally:

- Double glazed PVCu windows and doors
- Aluminium bi-fold doors and frame
- Composite doors set within PVCu frame
- Electric car charging point

### Kitchen:

- Low profile laminate worktops complete with matching upstands  
Splashback to hob (where applicable)  
Smeg appliances
- Induction hob, oven and cooker hood
- Integrated fridge freezer 50/50
- Integrated dishwasher 600mm
- Integrated washing machine
- Smeg sink, drainer and tap
- Quartz / granite worktops available as optional extra

### Bathrooms and Ensuites:

- Vado brassware
- White Roca the gap sanitaryware
- Baths and showers as shown on the plans
- Tiled floor
- Full height tiling to shower areas, half height to bathroom
- Tiling to sink splashbacks



### Heating:

- High efficiency gas central heating with combination boiler and cylinder with ASHP
- Chrome Heated towel rails
- Column radiators

### Internal Joinery:

- Smooth softwood staircase
- Smooth softwood balustrades and handrails to staircases and landings
- Internal doors to be Howdens dordogne smooth with 75mm square edge MDF architraves
- 100mm square edge MDF skirting boards
- MDF window boards
- Contemporary ironmongery
- Insulated loft access hatch

### Walls and Ceilings:

- Plastered walls and ceilings
- 2 coat white emulsion to walls and ceilings
- 2 coat eggshell decoration to woodwork

### Garage (where applicable):

- Concrete floor slab
- Blockwork walls



# Live in style

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*“At Torsion Homes, we are dedicated to creating homes that blend timeless charm with modern luxury. Our development in Hebden Bridge offers beautifully designed properties in one of West Yorkshire’s most desirable towns, providing comfort, style, and a true sense of community.”*

Ian Worthington  
(Member of the Chartered Institute of Builders)  
Managing Director  
Torsion Homes

Imagery shown is representative and the furniture, fixtures and fittings are for visual representation only and are not included in the sale price. This brochure is not a contract nor forms any part of a contract. The company reserves the right to alter specification without notice. Details are correct at time of print.

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**TORSION**  
HOMES

For sales enquiries contact

**MONROE**

SELLERS OF THE FINEST HOMES

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