



A detached true bungalow, forming part of a small cul de-sac development in Mytholmroyd. This well presented bungalow has a delightful paved rear garden with distant views and open plan lawn to the front. It is conveniently located for access to Mytholmroyd village centre and train station. The bungalow has a gas central heating system and double glazing installed and briefly comprises; entrance hallway, through lounge/dining room, fitted kitchen, 2 double bedrooms, the master with fitted wardrobes and a bathroom. A driveway provides private parking.

No Chain - viewing essential.

- **Detached True Bungalow**
- **Private Parking**
- **2 Double Bedrooms**
- **No Chain**
- **Delightful Gardens**
- **Cul-de-sac Setting**
- **Spacious Lounge/Dining Room**
- **EPC EER (61) D**

Accommodation:

All measurements are approximate

Location

Forming part of a small and very private cul-de-sac development, just off King Street in Mytholmroyd. Mytholmroyd village facilities are within a quarter of a mile and the station is just a few hundred yards from the main road, at the bottom of the hill.

Front Entrance

A couple of steps lead to the double glazed front entrance door. Outside coach lights.

Entrance Hallway

Radiator. The hallway extends to an inner hall with loft access.

Lounge/Dining Room

21' 5" x 10' 9" (6.53m x 3.28m)

A spacious through lounge with double glazed windows to both the front and rear elevations. Two radiators and a decorative fireplace. Ceiling coving. Serving hatch to the dining area, to the kitchen.

Kitchen

11' 3" x 7' 5" (3.42m x 2.27m)

Fitted with a range of wall and base units having coordinated work surfaces with an inset stainless steel single drainer sink and mixer tap. Integrated electric oven and gas hob. Plumbed for a washing machine. Radiator. Tiled walls. Serving hatch to the dining area. Double glazed rear window with garden views and rear entrance door.

Bedroom 1

11' 2" x 12' 0" (3.41m x 3.67m) max incl wardrobes

Fitted bedroom furniture includes double wardrobes with mirrored doors, a dressing table, bedside cabinets and over-head storage. Radiator. Double glazed rear window with garden views.

Bedroom 2

10' 2" x 8' 11" (3.11m x 2.73m)

Double glazed window to the front elevation. Fitted single wardrobe. Radiator.

Bathroom

Fitted with a white suite comprising; panelled bath with electric shower over and screen, WC and wash hand basin. Built-in cupboard housing the gas central heating boiler. Tiled floor and tiled surrounds. Radiator. Double glazed window.

Front Garden

Open plan lawned garden to the front.

Driveway

A tarmac driveway provides parking and in addition there is a paved area to the side, providing additional parking or garden space.

Rear Garden

The rear garden comprises an extensive paved patio area with timber garden shed and gated side access.

Directions

From Hebden Bridge town centre proceed to Mytholmroyd on the A646, heading towards Halifax. In Mytholmroyd village centre, turn right, over the bridge following the signs for Cragg Vale and Rochdale, B6138. After the station, take a left hand turning into Scout Road and turn immediately right into Hall Bank Lane. Proceed straight ahead, keeping right onto King Street. There is a small private access road on the right hand side, screened by mature conifer hedging.

Tenure

This is a Freehold property. Restrictive covenants and easements apply, please refer to the Title Deeds.

Council Tax

Band C

Calderdale MBC Council Tax – 01422 288003.

Important: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us. You are advised to check the availability of this property before travelling any distance to view.

Claire Sheehan Estate Agents is a trading name of Moor Moves Limited, an independently owned and operated business. Reg No: 5990757 12 Market Street, Hebden Bridge, West Yorkshire HX7 6AD.

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How To View This Property

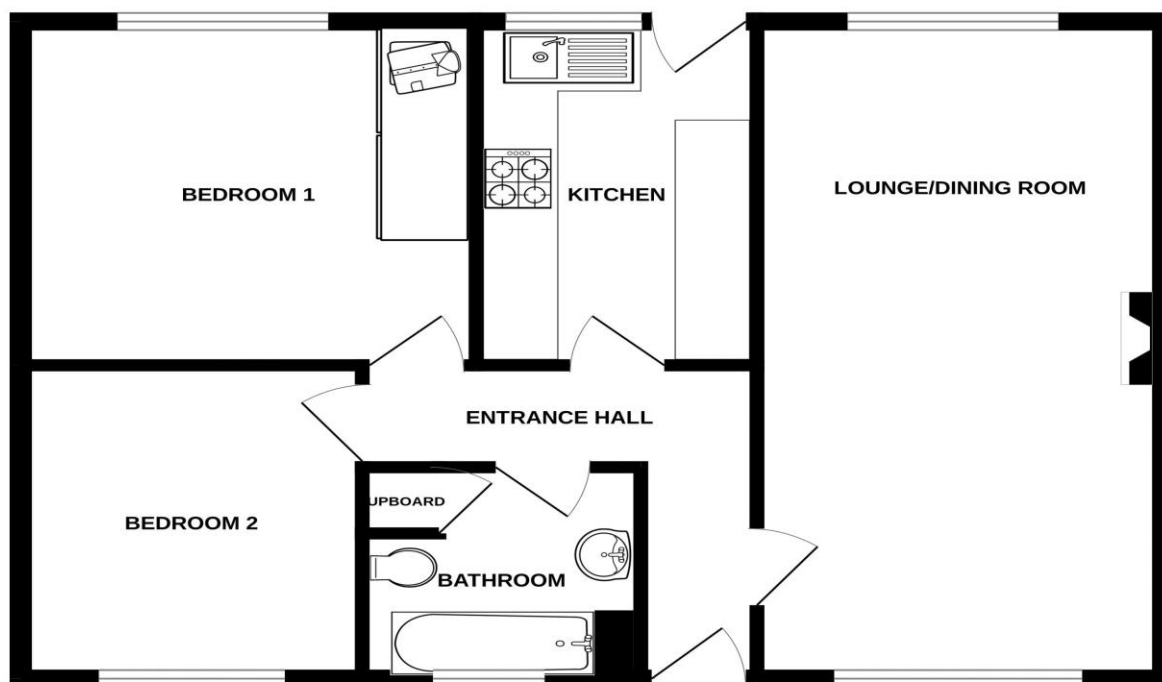
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

Claire Sheehan Estate Agents

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GROUND FLOOR
643 sq.ft. (59.8 sq.m.) approx.



TOTAL FLOOR AREA : 643 sq.ft. (59.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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