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**Caldene Avenue, Mytholmroyd,
Hebden Bridge, HX7 5AF**

£350,000



Claire Sheehan Estate Agents
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44 Caldene Avenue, Mytholmroyd, Hebden Bridge, West Yorks, HX7 5AF

Mature Semi-Detached House

French Windows To Dining Room

3 Bedrooms - 2 Good Doubles

Gardens & Driveway

Stylish Fitted Kitchen

Lounge With Bay Window

Modern Fitted Bathroom

Popular Residential Location

A mature semi-detached house with established gardens and a private driveway, providing off road parking for 2 cars. Located within a popular residential area, this improved and well presented property is sure to appeal. Comprising; entrance hallway, sitting room with bay window, separate dining room with French windows to the garden, smart fitted kitchen, small cellar, 3 first floor bedrooms including 2 doubles and a modern fitted bathroom. Double glazing and a gas central heating system installed.

Viewing essential. **EPC EER (TBC)**

Accommodation:

All measurements are approximate

Location

A popular residential location in Mytholmroyd, approximately 1.25 miles from Hebden Bridge town centre and station, with a pleasant canal side walk available. Families find Mytholmroyd a great location as there are a couple of Primary schools and also Calder High School within easy reach.

Entrance Hallway

A spacious hallway with double glazed front and side entrance doors. Laminate wood flooring. Staircase to the first floor landing with understairs access to a small basement. Radiator.

Basement

Useful storage with stone shelf.

Sitting Room

12' 10" x 12' 2" (3.92m x 3.72m) max into bay & recess

Double glazed bay window to the front elevation with distant hillside views. Decorative ceiling coving. Radiator. Fitted storage to one recess.

Dining Room

12' 10" x 11' 11" (3.92m x 3.64m)

Double glazed French windows to the rear elevation with garden views. Radiator. Wood laminate flooring. Open access to the kitchen.

Fitted Kitchen

7' 10" x 7' 4" (2.38m x 2.24m)

A stylish kitchen fitted with wall and base units having wood block work tops and a ceramic Belfast style sink. Integrated electric oven and hob with stainless steel chimney style cooker hood. Plumbed for both a washing machine and dishwasher. Recess ceiling spot lights. Double glazed rear window.





First Floor Landing

Attractive stained window to the side elevation. Period style stripped wood internal doors.

Bedroom 1

12' 9" x 11' 11" (3.89m x 3.63m)

Double glazed rear window. Radiator.

Bedroom 2

12' 2" x 11' 5" (3.70m x 3.47m)

Double glazed window to the front elevation with wonderful valley views. Radiator. Fitted storage and wardrobe to the recess.

Bedroom 3

8' 2" x 7' 1" (2.49m x 2.15m) *max incl cupboard*

Double glazed window to the front elevation, again with views. Built-in storage cupboard. Radiator.

Bathroom

7' 11" x 6' 11" (2.41m x 2.11m)

A spacious bathroom fitted with a modern white suite comprising, panelled bath with over bath rainfall shower plus adjustable shower attachment and glass screen, WC and wash hand basin with vanity unit. Part tiled surrounds and tiled floor. Matt black heated towel rail. Extractor. Double glazed side windows.

Driveway

A gravelled driveway extends to the side of the house providing private off road parking for 2 cars.

Gardens

There is a small front garden, stocked with a variety of shrubs and with a low walled boundary. The rear garden is well established and south facing with a level lawn, shrubs and bushes to the borders, fruit bushes and a vegetable patch plus a greenhouse to hard standing. The rear garden is enclosed with gated access to the driveway.

Directions

From Hebden Bridge town centre take the A646 Halifax Road and head towards Mytholmroyd. Take a right hand turning, just after the petrol station, into Caldene Avenue and number 44 is situated on the left hand side.

Tenure

We are advised that the tenure of this property is **Freehold**. Restrictive covenants and easements apply, please refer to the Title Deeds. Please note we have not had sight of the title deeds and would always recommend buyers make their own checks.

Council Tax

Band C

Calderdale MBC Council Tax – 01422 288003.

How To View This Property

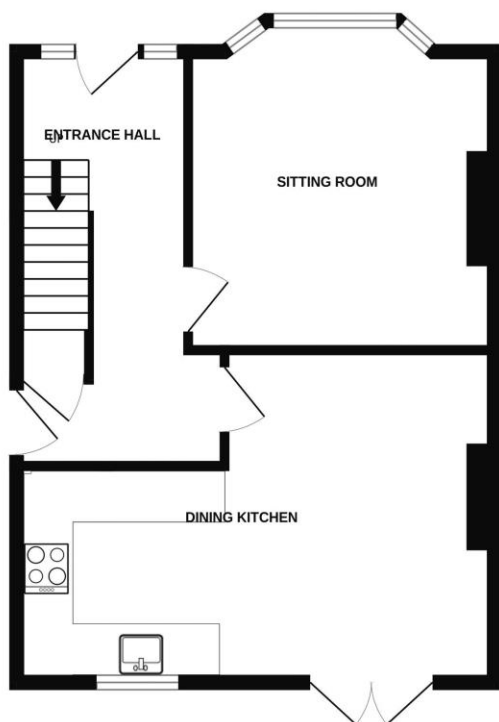
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

enquiries@clairesheehan-estateagents.co.uk

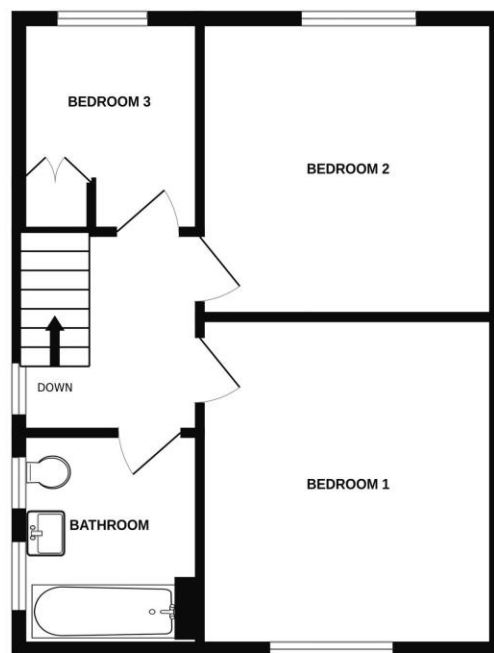
Important: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular 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.

GROUND FLOOR
469 sq.ft. (43.6 sq.m.) approx.



1ST FLOOR
466 sq.ft. (43.3 sq.m.) approx.



TOTAL FLOOR AREA : 935 sq.ft. (86.9 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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