



A through terrace house, recently refurbished, offering spacious 2 bedroom accommodation with double glazing and gas central heating installed.

Comprising, lounge, modern fitted kitchen, utility room, first floor double bedroom and spacious bathroom plus large attic bedroom. Small forecourt. Handy for Mytholmroyd village amenities including the High School and the local station.

Available Now - UNFURNISHED.

Bond £800.00

Monthly Rental £800.00



- **Through Terrace House**
- **Spacious Bathroom**
- **Handy For Village Amenities**
- **Unfurnished**

- **Modern Fitted Kitchen**
- **2 Large Double Bedrooms**
- **Double Glazed & Central Heating**
- **EPC EER (TBC)**

Accommodation:

All measurements are approximate

Location

Located within a popular residential area approximately 1.5 miles from Hebden Bridge town centre. Mytholmroyd village has several shops, bars and cafes and a local railway station. There is a pleasant canal side walk into Hebden Bridge. Calder High School is within easy walking distance and there are 3 local Primary Schools.

Small Fourtort

Living Room

13' 11" x 14' 2" (4.24m x 4.31m)

Upvc double glazed front entrance door. Double glazed window. Radiator. New carpet fitted.

Kitchen

8' 3" x 14' 2" (2.52m x 4.31m) max

Newly fitted, Spring 2025, with a range of modern wall and base units, worktops and inset single drainer sink with mixer tap. Double glazed rear window. Stairs to the first floor landing.

Utility

Small utility area with fitted work top. Double glazed Velux skylight and small single glazed window. Upvc rear entrance door.

First Floor Landing

Double glazed rear window. Door to the attic stairs.

Bedroom 1

12' 2" x 12' 6" (3.72m x 3.82m)

A large double bedroom with double glazed window. Radiator. New carpet fitted. Built-in cupboards.

Bathroom

9' 10" x 9' 6" (3.00m x 2.89m) max

Fitted with a three piece modern white suite comprising; WC, wash hand basin and panelled bath with shower attachment. Part tiled. Built-in cupboard housing the gas central heating boiler. Radiator. Double glazed rear window.

Attic Bedroom

22' 7" x 14' 2" (6.89m x 4.32m) max with reduced head height

A large attic bedroom with double glazed Velux skylight to the rear. Radiator.

Council Tax

Band

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



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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.

Claire Sheehan

www.clairesheehan-estateagents.co.uk

