

An deceptively spacious and much improved semi-detached house, enjoying a cul-de-sac setting in a popular residential area. This 3 bedroom family home benefits from a separate lounge and dining room with a stylish fitted kitchen having built-in appliances and also a utility store. To the first floor are 3 well-proportioned bedrooms and a stylish modern bathroom. Private parking is available to the front of the house with an enclosed side gardens featuring a large decked patio area. Double glazing and a gas central heating system installed.

- Semi-Detached House With Parking
- 3 Bedrooms - 2 Doubles
- Modern Fitted Kitchen & Bathroom
- Double Glazed & Gas Central Heating
- Side Garden With Decking
- Separate Lounge & Dining Room
- Utility Store
- EPC EER (66) D

**Accommodation:**

*All measurements are approximate*

**Location**

Enjoying a cul-de-sac setting in a popular residential area, handy for Mytholmroyd village amenities, including the Community Centre and the station. A choice of local primary schools and Calder High School are within walking distance, less than 1 mile.

**Front Entrance**

Double glazed front entrance door, opening into the lounge.

**Lounge**

*13' 0" x 13' 11" (3.95m x 4.24m)*

Double glazed window to the front elevation. Radiator.

**Fitted Kitchen**

*7' 6" x 14' 1" (2.28m x 4.28m)*

Fitted with a stylish range of wall and base units having wood effect work tops and an inset stainless steel one and a half bowl sink with mixer tap. Integrated electric oven and gas hob, dishwasher and fridge freezer. Tiled splash-backs. Recess spotlights. Double glazed side window.

**Dining Room**

Attractive flooring. Staircase to the first floor landing with under-stairs storage cupboard. Radiator. Ceiling spot lights. Double glazed side entrance door.

**Utility Store**

*4' 7" x 2' 8" (1.40m x 0.82m)*

With plumbing for a washing machine. Double glazed rear window.

**First Floor Landing**

Double glazed rear window.

**Bedroom 1**

*7' 5" x 11' 11" (2.26m x 3.62m) + wardrobe recess*

Double glazed window to the front elevation. Fitted double wardrobe to the recess. Radiator.

**Bedroom 2**

*8' 2" x 9' 10" (2.48m x 3.00m) + wardrobe*

Double glazed side window. Radiator. Fitted wardrobe/storage to the recess.

**Bedroom 3**

*7' 6" x 10' 5" (2.28m x 3.17m) max into recess*

Double glazed side window. Radiator.

**Bathroom**

*5' 1" x 10' 3" (1.55m x 3.13m)*

Fitted with a stylish modern white suite comprising; WC, wash hand basin and panelled bath with an over bath shower and glass screen. Part tiled surrounds and tiled floor. Extractor. Fitted spotlights. Vertical radiator.

**Private Parking**

Off road parking for one car to the front of the house.

**Garden**

The garden extends to the side of the house with a large decked patio.

**Directions**

From Hebden Bridge town centre proceed to Mytholmroyd on the A6046 Halifax Road. After approximately one mile you will enter Mytholmroyd, take a right hand turning after the petrol station, onto Caldene Avenue. Passing the Community Centre, take the first left onto Thrush Hill Road and proceed under the railway bridge. Take the first right into Stocks Drive. Stocks Avenue is a cul-de-sac on the right-hand side, towards the end of Stocks Drive.

**Council Tax**

Band B

Calderdale MBC Council Tax – 01422 288003.

**Tenure**

We are advised that the tenure of this property is

**Freehold.** Please note we have not had sight of the title deeds and would always recommend buyers make their own checks.

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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## 27 Stocks Avenue, Mytholmroyd, Hebden Bridge, HX7 5BD

### How To View This Property

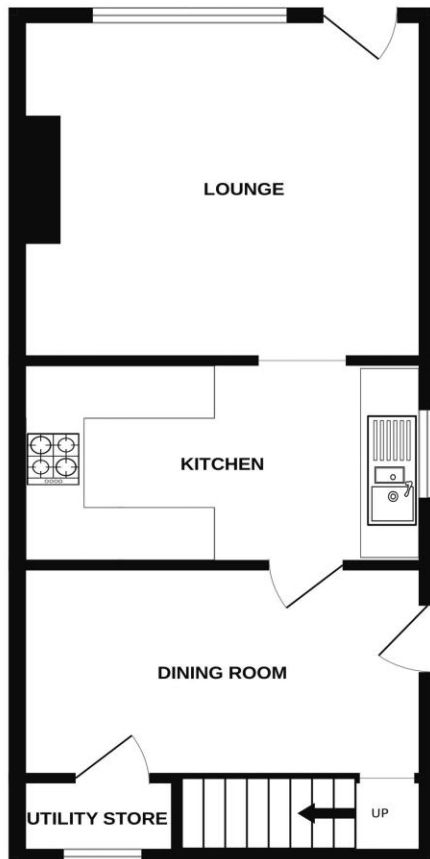
Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

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GROUND FLOOR  
434 sq.ft. (40.3 sq.m.) approx.



1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 861 sq.ft. (80.0 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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