

MARSH & MARSH PROPERTIES

1 Vale Bower, Mytholmroyd, Hebden Bridge, HX7 5EP

Starting Bid: £100,000



This property is certainly something special when you realise how much is on offer. Situated on the outskirts of Mytholmroyd, this two bedroomed terraced property features a babbling stream to the rear that creates the perfect backdrop when twinned with the wooded areas offering a charming outlook in a serene setting. The house is well presented and offers ample on-street parking to the front elevation.

The property is currently tenanted offering the added advantage of providing an immediate return on investment.

When you step inside you will notice how spacious this property is, being situated over three floors creating a highly functional living space. The house is neatly presented and has a modern style and décor. With a spacious living room (featuring a wood burning stove), well-appointed kitchen, two double bedrooms and a house shower room.

Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES

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The house is situated on the outskirts of Mytholmroyd offering quick and easy access to the Mytholmroyd train station being within walking distance offering fantastic rail connections to the surrounding areas. The house is also within the catchment areas of good local schools, all within walking distance of the property. Mytholmroyd offers fantastic amenities, shops and services.

Owing to everything this house has to offer an appointment to view is essential in order to fully appreciate this home.

From the front of the property a uPVC double glazed door opens into the

LIVING ROOM



A rather charming reception as you step inside the property, the living room is open and dual aspect to the front and rear elevations owing to its uPVC double glazed windows. The living room offers plenty of space for a three piece suite along with additional furniture. A wood burning stove, set on a bricked hearth and with wooden mantelpiece offers a charming central feature for the property. With a central light fitting, carpeted floor, cornice

to ceiling and a double radiator.



From the living room a stone staircase leads down to the

DINING KITCHEN



A beautifully presented space, the dining kitchen features an idyllic view to the rear elevation over Cragg Brook and the woodland beyond, offering a charming sound the moment you open the uPVC double glazed window. The kitchen has laminated work surfaces to two walls, both with over and under counter cupboards and drawers. There is plenty of room for a family dining table to one wall of the room. With an integrated hob, integrated oven, stainless steel extractor hood,

tiled splashbacks, tiled floor, under stairs storage space, plumbing for a washing machine, space for a dryer, space for a fridge/freezer, ceiling inset spotlights, single radiator and a stainless steel 1 ½ sink with stainless steel mixer tap.



From the living room a carpeted staircase leads up to the

LANDING

With a carpeted floor, central light fitting, single radiator and uPVC double glazed window to the rear elevation.

From the landing wooden doors open into

BEDROOM 1



The master bedroom offers space for a double bed along with additional furniture. A cast iron fireplace surround creates a charming central feature. An alcove set of fitted wardrobes provides further storage space for the room. With a carpeted floor, central light fitting, double radiator and a uPVC double glazed window to the front elevation.

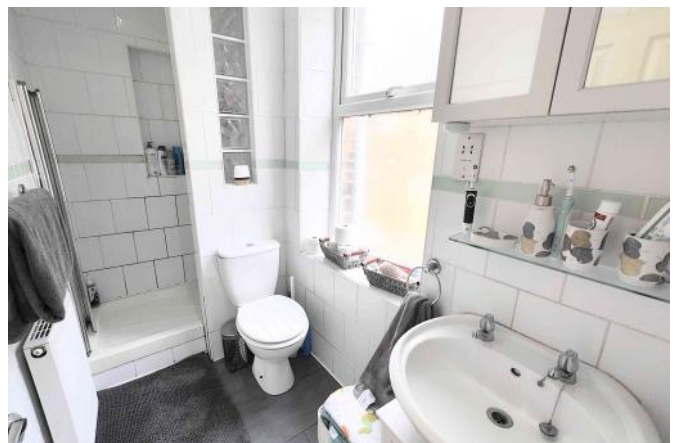


BEDROOM 2



The second bedroom can fit a double bed and also features a fitted cupboard for additional storage space. With a carpeted floor, central light fitting, single radiator and a uPVC double glazed window to the front elevation.

SHOWER ROOM



A well laid out house shower room that makes excellent use of the space on offer. With a walk in style shower, electric shower module, tiled walls, tiled floor, pedestal washbasin, close coupled toilet, frosted uPVC double glazed window to the rear elevation, single radiator, central light fitting and an extractor fan.

PARKING

To the front of the property there is on street parking.

GENERAL

The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing, fitted alarm system and gas central heating.



TO VIEW

Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

LOCATION

What3words: ///objecting.finders.clearing

Google Plus Code: P2G6+RC5 Hebden Bridge

For sat nav users the postcode is: HX7 5EP

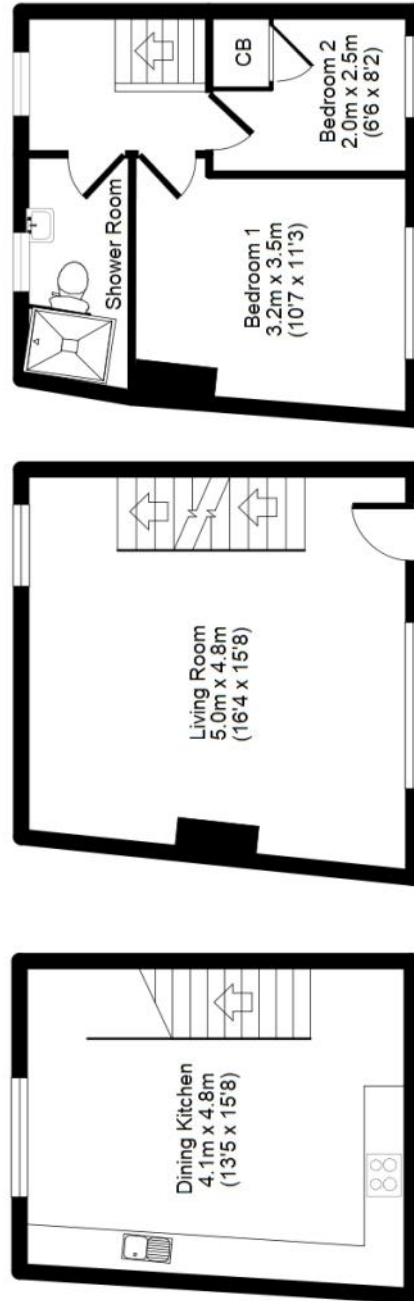
MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and

do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

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Lower Ground Floor

Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 65 sq. m / 696 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances.

Floor Plan measurements are approximate and are for illustrative purposes only.

While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements.

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