

Peter David

Properties Ltd

Residential Sales and Lettings



Midgley Road, Mytholmroyd

Offers Over £300,000





Peter David Properties are delighted to offer to the open market this two bedroom true bungalow, situated within easy access to all local amenities in Mytholmroyd.

The accommodation in brief comprises of, side passageway giving access to the side entrance door giving access into the: hallway, which opens up into the dining kitchen, lounge, two bedrooms and bathroom, the front door gives access into the sun lounge which gives access onto the enclosed garden which is very private and enjoys the sunshine and has a mixture of evergreen bushes and shrubs

The property is in need of modernisation, there is also a greenhouse attached to one side and there is scope to extend, (subject to planning)

Gas central heating and double glazing installed along with an attached garage. The property is being SOLD with No Upward Chain. Internal Viewing is highly recommended.

- Ideal Retirement Home
- Situated Within Easy Access To All Local Amenities
- Enclosed Rear Garden With A Mixture Of Bushes And Shrubs
- Impressive Two Bedroom True Bungalow
- In Need Of Modernisation
- Attached Garage And Sunlounge
- Tenure: Freehold
- Council Tax Band: D
- EPC rating to follow

Accommodation

Side Passageway

Gives access into the garage and access into the:

Hallway

Which gives access to all the ground floor rooms

Dining Room

15'1" x 8'9" (4.60 x 2.69)

Fitted with matching wall and base units, inset stainless steel sink, built in electric oven and hob, integrated washing machine, windows to the front

Lounge

13'8" x 11'10" (4.17 x 3.63)

Stone fire place with fitted gas fire, sliding patio doors give access into the sun lounge

Bedroom 1

12'0" x 10'4" (3.66 x 3.17)

Fitted wardrobes and sliding patio doors lead into the sun lounge

Bedroom 2

11'10" x 9'3" (3.63 x 2.82)

Window to the front, fitted wardrobes

Bathroom

8'9" x 5'6" (2.67 x 1.68)

Fitted with a four piece white suite comprising of a panelled bath, low flush toilet, separate shower cubicle, pedestal wash hand basin, window to the front and access point to the loft space

Sun Lounge

31'2" x 8'9" (9.50 x 2.69)

The sun lounge can be accessed from the lounge and bedroom one with views over the garden this is a nice room to sit back and relax, side access door

External Details

Well stocked garden with a mixture of evergreen bushes, shrubs and trees

Attached Garage

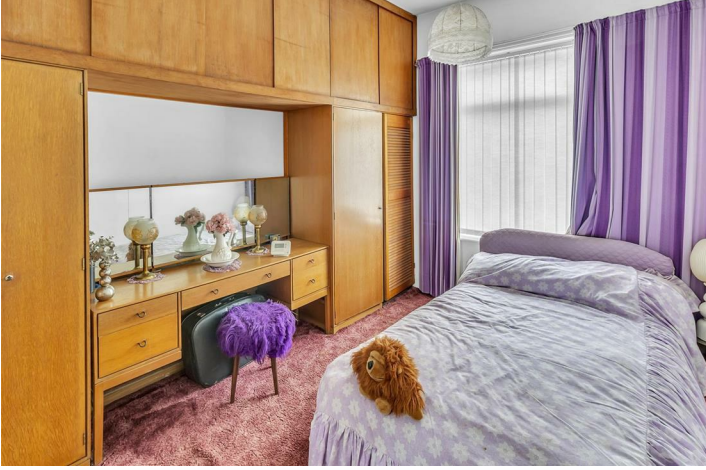
Excellent garage with ample storage

Directions

Proceed out of Hebden Bridge towards Mytholmroyd, just before Russell Deans furniture store, turn left into Midgley Road and proceed up here for approx 1/4 mile where the property will be found on your right identified by our FOR SALE board, just below Calder High School

PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



Hybrid Map



Terrain Map



Floor Plan

Approx. Gross Internal Floor Area
1549 sq. ft / 143.87 sq. m

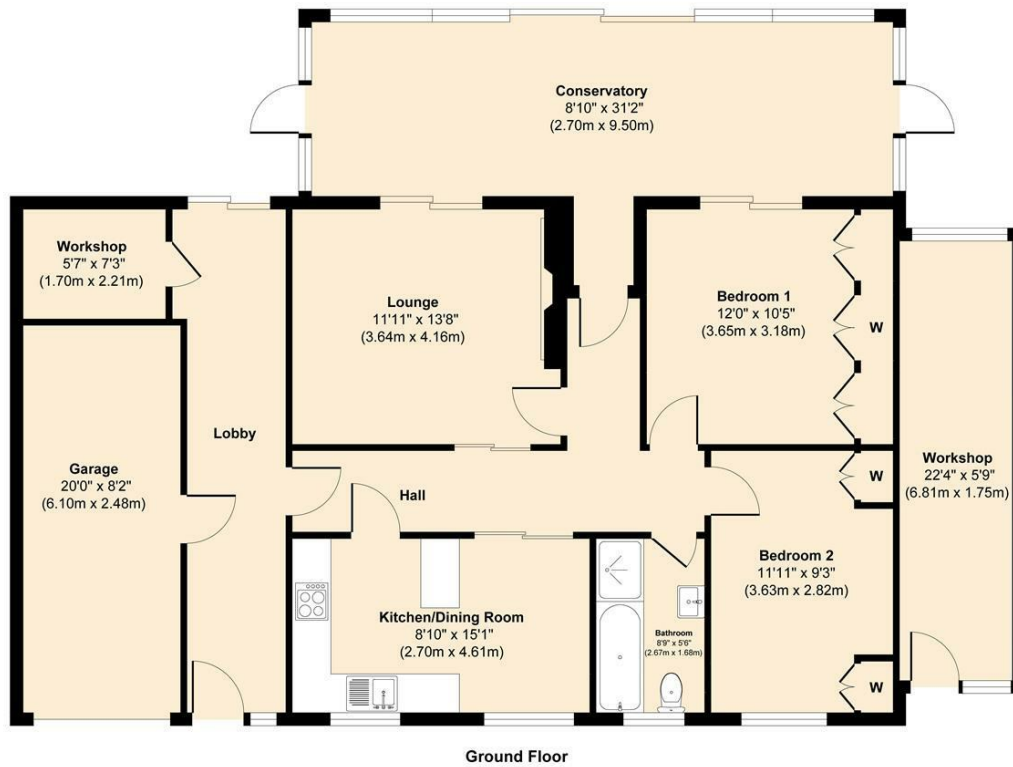
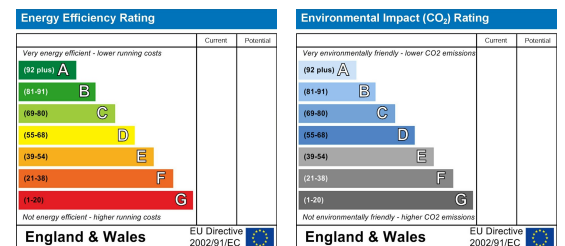


Illustration for identification purposes only. Measurements are approximate and not to scale. Room dimensions indicate maximum length / width unless otherwise stated. Unauthorised reproduction is prohibited.

Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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361 Skircoat Green Road,
Halifax
HX3 0RP

102 Commercial Street
Brighouse HD6 1AQ

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

www.peterdavid.co.uk

T: 01422 366948
E: halifax@peterdavid.co.uk

T: 01484 719191
E: brighouse@peterdavid.co.uk

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191
E: huddersfield@peterdavid.co.uk