

Peter David

Properties Ltd

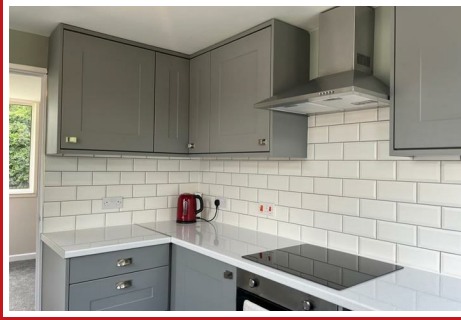
Residential Sales and Lettings



Royd View, Banksfield

Offers Over £185,000





Situated to this convenient south facing location and within walking distance of all the facilities in Mytholmroyd. Peter David Properties are delighted to present to the open market this well presented two bed detached bungalow.

The property has been renovated by the current owners with new carpets fitted throughout and laminate flooring. Gas central heating and double glazing installed. The accommodation briefly comprises: Entrance hallway, lounge, newly fitted kitchen with built in appliances, two bedrooms and bathroom.

Externally the property enjoys pleasant gardens to front and rear with two garden sheds. The property is being SOLD with No Upward Chain

- Two Bedroom Detached Bungalow
- Nicely Presented With Gardens Front And Rear
- Within Easy Access To Local Amenities In Mytholmroyd
- Situated To This Small Cul-De-Sac Location
- EPC BAND D
- COUNCIL TAX BAND A
- No Upward Chain
- Cash Buyers Only

Accommodation

Entrance Hallway

Storage cupboard and access to all the ground floor rooms

Lounge

14'11" x 10'0" (4.55 x 3.07)

Having windows to the front and side elevations taking in the views, wall mounted electric living flame fire and access into the kitchen

Fitted kitchen

9'1" x 10'0" (2.77 x 3.07)

Being newly fitted with matching wall and base units, built in electric oven and hob, plumbed for automatic washing machine, rear stable style access door

Bedroom

11'6" x 10'0" (3.53 x 3.07)

Window to the front over looking the garden

Bedroom

11'8" x 10'0" (3.56 x 3.07)

Window to the rear with views of the good sized garden, built in storage cupboard housing the combination boiler

Bathroom

Fitted with a new four piece suite comprising of a panelled bath, separate shower cubicle, oval shaped wash hand basin and low flush toilet, window to the rear

External

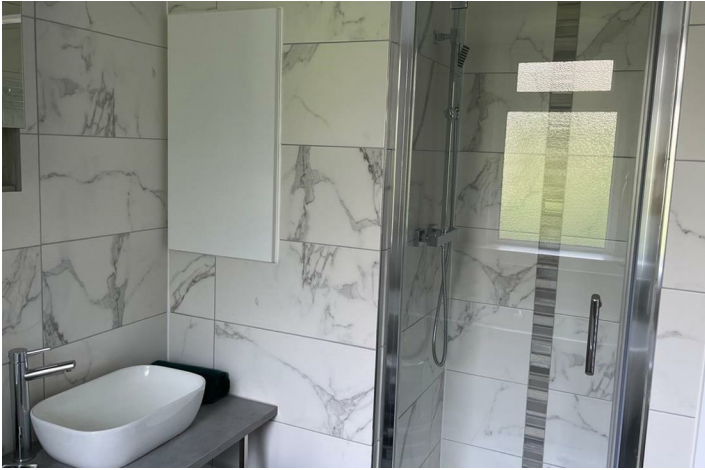
Lawned gardens to the front and rear with two garden sheds

Directions

Proceed out of Hebden Bridge towards Mytholmroyd taking your left turn onto Midgley Road, then first left, then second right and proceed up here where the property will be found on your left set back at the end of Royd View and identified by our FOR SALE board

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

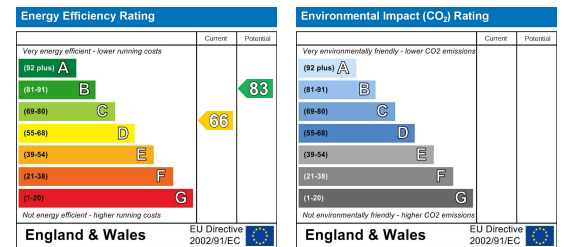


Floor Plan

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



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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