

Peter David

Properties Ltd

Residential Sales and Lettings



Nest Estate, Mytholmroyd

Price Guide £175,000





Peter David Properties are pleased to present to the open market this two bedroom end town house situated amongst similar properties to this popular area of Mytholmroyd.

The property would ideally suit the first-time buyers who are wanting to get onto the property ladder.

The centre of Mytholmroyd is within easy walking distance. The accommodation in brief comprises of: Side entrance door leading into the hallway, from here you have access to the lounge, kitchen and guest cloakroom.

On the first floor are two bedrooms and shower room, the property benefits from PVCu double glazing and gas central heating.

External there are gardens to the front and rear with side driveway providing off road parking.

The property is in need of some upgrading and is being SOLD with No Upward Chain.

- Two Bedroom Ex - Local Authority End Town House
- Situated Amongst Similar Properties
- Within Easy Access To Local Amenities
- Ideal First Time Buyers Home
- Tenure: Freehold. Council Tax Band: A
- Chain Free
- EPC Rating: D
- No Upward Chain

Accommodation

Side entrance door

Gives access into the:

Hallway

With staircase access to the first floor and giving access to all the ground floor rooms

Lounge

Windows to the front and side, Adam style fireplace with inset living flame gas fire, two radiators

Fitted kitchen

Fitted with matching wall and base units with inset stainless-steel sink, wall mounted central heating boiler, electric cooker point, plumbed for automatic washing machine, window to the rear and access door onto the garden

Guest cloakroom

Fitted with a two-piece white suite comprising of a pedestal wash hand basin, low flush WC, radiator and window to the rear

First floor

Landing area

Window to the rear, radiator and access to the loft space

Bedroom one

Window to the front, fitted wardrobes and radiator

Bedroom two

Window to the rear and radiator

Shower room

Fitted with a vanity wash hand basin, low flush WC, shower cubicle with electric shower over, storage cupboard and window to the front

External

Small garden area to the front with gated access allowing off road parking, good sized rear garden is mainly laid to lawn with timber shed

Directions

From Hebden Bridge proceed towards Mytholmroyd after passing the fire station take your right turn onto Caldene Avenue, then left onto Thrush Hill Road, proceed along here through the tunnel and taking your right turn into Stocks Avenue, continue along to the junction with Nest Lane and turn right and proceed up the road taking your right turn into Nest Estate, follow the numbers round to 94 where the property will be found 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



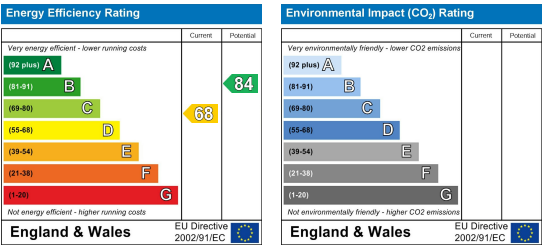
Floor Plan



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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