

Peter David

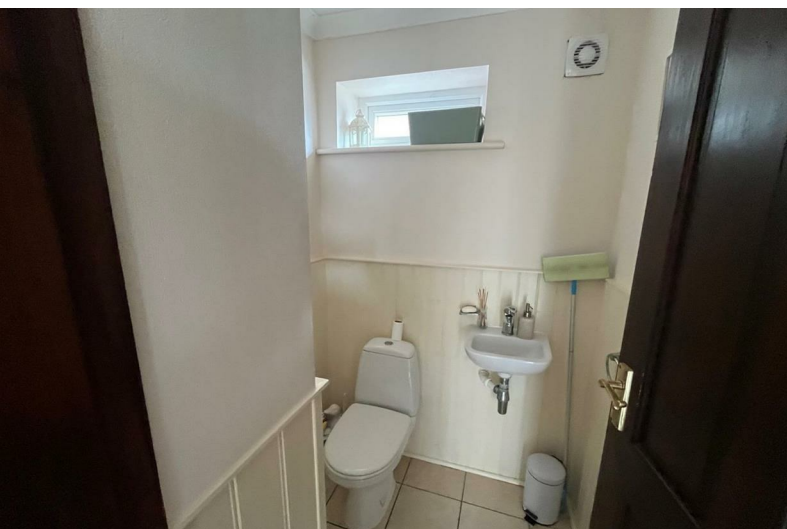
Properties Ltd

Residential Sales and Lettings



Banksfield Avenue, Mytholmroyd

Offers Around £225,000





Peter David Properties are pleased to present to the open market this well presented family home finished to a high standard and offering spacious and flexible living accommodation

Conveniently located in the popular location of Mytholmroyd and within close proximity to local schools, amenities and transport links including regular buses and trains to both Leeds and Manchester

The accommodation briefly comprises: Entrance porch, hallway, guest cloakroom, lounge, dining room, conservatory, fitted kitchen with built in appliances and utility room.

On the first floor are three bedrooms and shower room.

Externally the property enjoys fantastic views which can be enjoyed from the patio seating area to the front, to the rear there is a private enclosed and easily maintained garden enjoying open views over farmland

* INTERNAL VIEWING HIGHLY RECOMMENDED TO APPRECIATE THIS IDEAL FAMILY HOME *

- Impressive Three Bedroom Semi-Detached Property
- Gas Central Heating And Double Glazing Installed
- Ideal Home For The Family Buyer
- Within Easy Access To Local Schools
- No Upward Chain
- Backing Onto Open Fields At The Rear Of The Property
- EPC Rating: C
- Tenure: Freehold. Council Tax Band: A

Accommodation

Front Entrance Porch

Gives access into the:

Hallway

Staircase access to the first floor, access into the lounge, kitchen and the guest cloakroom

Guest Cloakroom

Fitted with two piece white suite

Lounge

13'8 x 8'8 (4.17m x 2.64m)

This room has French doors that open onto the paved patio area to the front taking in the south facing views, Adam style fireplace with fitted gas fire and access into the:

Dining Room

10'3 x 8'8 (3.12m x 2.64m)

Good sized room being open plan into the conservatory

Conservatory / Sun Lounge

11'1 x 4'10 (3.38m x 1.47m)

Lovely additional room to the property which takes in the open views over farmland

Fitted Kitchen

10'1 x 8'8 (3.07m x 2.64m)

Well equipped room with many built in appliances like double oven, gas hob, dishwasher fridge / freezer and fitted with matching wall and base units with inset stainless steel sink with mixer tap, window to the rear and access into the:

Utility Room

8'8 x 4'0 (2.64m x 1.22m)

Being plumbed for the automatic washing machine, wall mounted combi boiler and rear access door

First Floor: Landing Area

Window to the side and access point to the loft space

Bedroom One

9'9 x 7'1 (2.97m x 2.16m)

Window to the front taking in the open views, laminate flooring

Bedroom Two

13'10 x 8'8 (4.22m x 2.64m)

Window to the rear also taking in the views over farmland, built in wardrobe and laminate flooring

Bedroom Three

8'9 x 8'5 (2.67m x 2.57m)

Window to the front taking in the south facing views, bulk head to the stairs

Shower Room

Fitted with three piece white suite comprising of a walk in shower with electric shower unit over, vanity wash hand basin, low flush toilet, tiled flooring and window to the rear

External Details

Paved patio area to the front allows you to sit back and take in the views, side access leads round to the rear of the property being set over two levels, paved area and steps lead up to the small lawned area backing onto farmland

Directions

Proceed out of Hebden Bridge towards Mytholmroyd, taking your left turn into Midgley Road just before Russell Deans Furniture Store, continue up the hill passing Calder High School and taking your left turn onto Banksfield Avenue where the property will be found on your right identified by our FOR SALE board

Money Laundering

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.
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Road Map



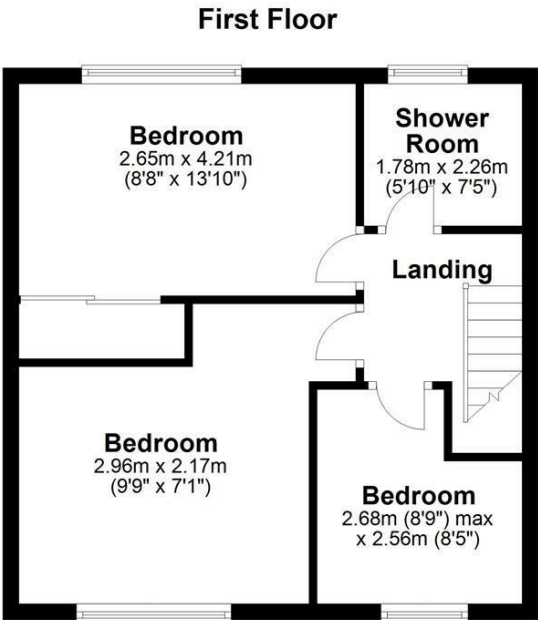
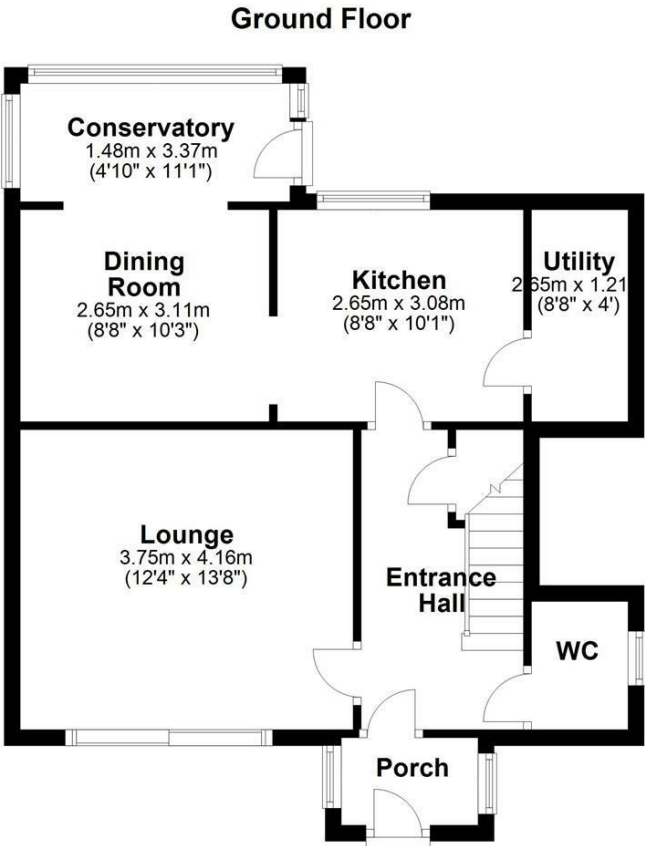
Hybrid Map



Terrain Map



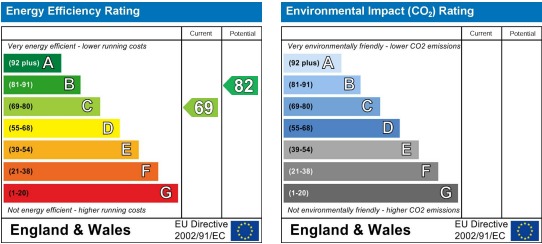
Floor Plan



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



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