



Hall Bank Lane, Mytholmroyd, HX7 5HQ

welcome to

Hall Bank Lane, Mytholmroyd

This modern property is well presented throughout and briefly comprises of three well sized bedrooms, an integral garage, utility room, office room, living room, kitchen diner, family bathroom, and with the master bedroom benefiting from an en-suite.



Kitchen/ Diner

The kitchen/diner is well presented with wood effect flooring, a combination of wall and base units with granite effect work surfaces, integrated double oven and gas hob with extractor hood above, integrated dishwasher, composite sink and drainer with tiled splashback, double glazed windows to the front, space for fridge/freezer, ceiling spotlights, central heating radiator and space for dining table and chairs.

Lounge

The lounge is generous in size with neutral tones throughout and comprises of double glazed windows and patio doors to the rear providing access to the garden, ceiling light points, coal effect gas fire with marble surround and central heating radiator.

Utility Room

The utility room is located on the ground floor and is a useful space. Benefiting from wooden base units with granite effect work surfaces, stainless steel sink and drainer, space/plumbing for appliances, central heating radiator and ceiling light point.

Study

The study is another useful space that comprises of a ceiling light point, central heating radiator and boiler housing.

Master Bedroom

The master bedroom is a good sized room that benefits from an en suite. The bedroom itself is modern in design with double glazed windows to the rear, ceiling light points, central heating radiator, fitted wardrobes and access to en suite. This room will accommodate a king size bed and usual bedroom furniture.

The en suite is modern in design and benefits from tiled half walls, shower cubicle, w/c, wash hand basin, central heating radiator, ceiling light point, mirrored vanity unit and extractor fan.

Bedroom Two

Bedroom two is another double room that comprises of a ceiling light point, central heating radiator and double glazed window to the front. This room will accommodate a double bed and usual bedroom furniture.

Bedroom Three

Bedroom three could be utilised as a guest room or nursery. Benefiting from a ceiling light point, central heating radiator and double glazed window to the front.

Bathroom

The bathroom is neutral in design with W/C, wash hand basin with mirrored wall unit above, bath with shower overhead, ceiling spotlights, tiled flooring and half walls.

Additional/ External

To the rear is a well maintained tiered garden, fully enclosed, which is primarily flagged with rockery and steps leading up to another flagged area, perfect for outdoor furniture/seating area. To the front is a driveway which leads to the integral garage with electric roller door providing ample off street parking!



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welcome to

Hall Bank Lane, Hebden Bridge

- Guide Price £300,000 - £310,000
- Immaculately Presented Throughout
- Integral Garage & Driveway Parking
- Manicured Gardens at Rear
- Three Bedrooms + Office

Tenure: Freehold EPC Rating: D

guide price

£300,000



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Please note the marker reflects the postcode not the actual property



Property Ref:
SWB108028 - 0009

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william h brown



01422 833553



sowerbybridge@williamhbrown.co.uk



14 Wharf Street, SOWERBY BRIDGE, West Yorkshire, HX6 2AE



williamhbrown.co.uk