



## 161 Longfellow Court

Mytholmroyd, Hebden Bridge, HX7 5LG

**£135,000 Leasehold**





We are pleased to offer for sale this generous sized two bedroom third floor apartment. The accommodation is well planned and includes a good sized mezzanine level, ideal as an office or potential third bedroom. The apartment has the benefit of electric heating, UPVC double glazing, an alarm system, a designated parking space and enjoys views over the canal.

#### Location

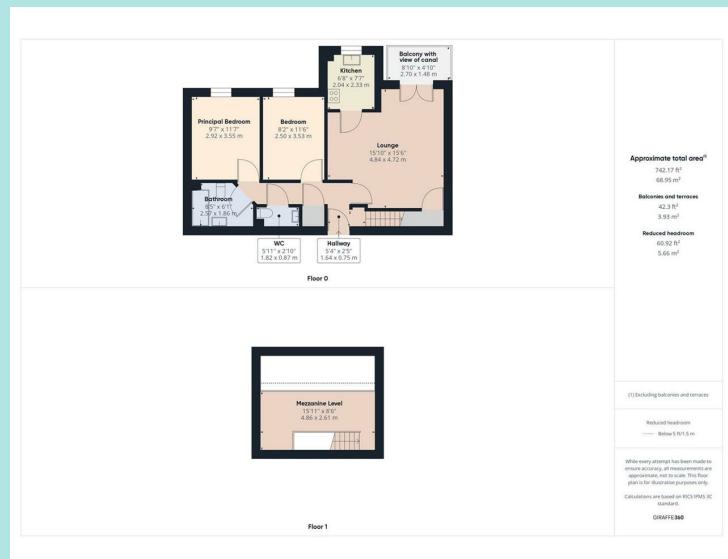
This apartment is in a particularly pleasant position as it overlooks the canal and land beyond from both the lounge's balcony and also from both bedrooms. Situated well away from the main road yet within walking distance of the local shops and amenities in Mytholmroyd. The local railway station is also close by making it an ideal location for the commuter.

#### Accommodation

There is a communal entrance with intercom on the ground floor and a lift to all floors. Apartment 161 is then on the third floor. There's an Entrance Hall with cupboard housing the hot water system. Cloakroom with a WC and wash hand basin. A good sized Lounge/Dining area has French doors to the balcony which overlooks the canal and beyond. There's also a useful large stair storage cupboard. The Kitchen has an inset sink unit and range of base units and wall units with worktops and complimentary tiling. Integrated appliances include a hob, oven and fridge freezer. There are two Double Bedrooms both with pleasant views over the canal and beyond. Bathroom with white suite comprising WC wash hand basin and bath together with shower unit complementary tiling shaver point and extract fan. A staircase then leads to the large Mezzanine level which overlooks the lounge and has two Velux roof lights.

There are communal areas and one designated parking space number 161.

The property is Leasehold on a 999 Year Term from 23.06.2004 with an annual ground rent of £164.55 and Service Charge of £1,672.44.



Council tax band: B

EPC rating: D

Ground rent: £1,64.55 per annum.

Service charge: £1,672.44 per annum.

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