

Peter David

Properties Ltd

Residential Sales and Lettings



7 Acre Villas

Hebden Bridge, HX7 5DF

£60,000



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This two / three bedroom end corner back / back terrace is an ideal buy for the developer / investor due to it requiring a full refurbishment, the property is situated within easy access to local amenities Mytholmroyd has to offer.

The accommodation in brief comprises of front entrance door giving access into the lounge, kitchen, side lobby area with external door and lower ground floor basement rooms

On the first floor is the main bedroom and bathroom, staircase access to the second floor attic rooms. Externally there is pave line frontage with side area
The property is being SOLD with No Upward Chain

DISCLAIMER

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.

Directions

Leave Hebden Bridge and travel towards Mytholmroyd, after passing Burnley Road School take your left turn into Westfield Terrace, where the property will, be found on your left identified by our FOR SALE board



Road Map



Hybrid Map



Terrain Map



Floor Plan

Approx. Gross Internal Floor Area
1164 sq. ft / 108.19 sq. m

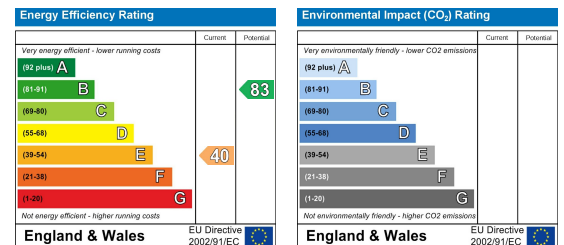


Illustration for identification purposes only. Measurements are approximate and not to scale. Room dimensions indicate maximum length / width unless otherwise stated. Unauthorised reproduction is prohibited.

Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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