Peter David Properties Ltd

Residential Sales and Lettings

Laureate Place, Mytholmroyd

Offers In The Region Of £370,000

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Peter David Properties are delighted to bring to market this charming three-bedroom Grade II Listed semi-detached barn conversion, beautifully positioned at the head of this popular and sought-after residential cul-de-sac in Mytholmroyd. Combining character features with well-proportioned family accommodation, this individual home also benefits from an enclosed rear lawned garden and parking for two vehicles.

Accommodation

The property is entered via a spacious hallway, which provides access to a useful guest cloakroom and sets the tone for the quality of accommodation on offer. The well-appointed fitted kitchen is fitted with a range of built-in appliances and a central island incorporating the sink unit, creating an excellent space for both cooking and entertaining. Double doors from the kitchen open through into the lounge with dining area, which enjoys a rear access door out to the garden, making this a wonderfully sociable open-plan living space.

To the first floor, a good-sized landing showcases exposed beams and trusses, a real nod to the property's barn conversion heritage. The principal bedroom benefits from its own en-suite, while two further well-proportioned bedrooms are served by the family bathroom, complete with a characterful roll-top bath.

The property is further complemented by sealed unit double glazing and gas central heating throughout.

Externally

To the front of the property there is parking for two cars, while to the rear is an enclosed, lawned garden — a private and low-maintenance space perfect for relaxing or entertaining.

In Summary

Laithe Cottage is a superb example of a sympathetically converted barn, offering characterful, spacious living in one of Mytholmroyd's most popular cul-de-sac locations. An internal viewing is highly recommended to fully appreciate all that this individual home has to offer.

- GRADE II LISTED BARN CONVERSION
- PRIME CUL-DE-SAC POSITION
- OPEN-PLAN KITCHEN/DINING/LOUNGE
- EXPOSED BEAMS AND TRUSSES
- PRINCIPAL BEDROOM WITH EN-SUITE
- PRIVATE GARDEN AND PARKING
- EPC RATING - C
- COUNCIL TAX BAND - D

Accommodation

Entrance hall
12'5" x 10'11" (3.79 x 3.35)

Kitchen
12'4" x 11'9" (3.78 x 3.59)

Lounge/ Dining room
11'6" x 23'1" (3.51 x 7.04)

WC
2'9" x 5'2" (0.86 x 1.58)

First floor

Bedroom one
11'9" x 11'11" (3.59 x 3.65)

Bedroom two
11'10" x 10'11" (3.62 x 3.35)

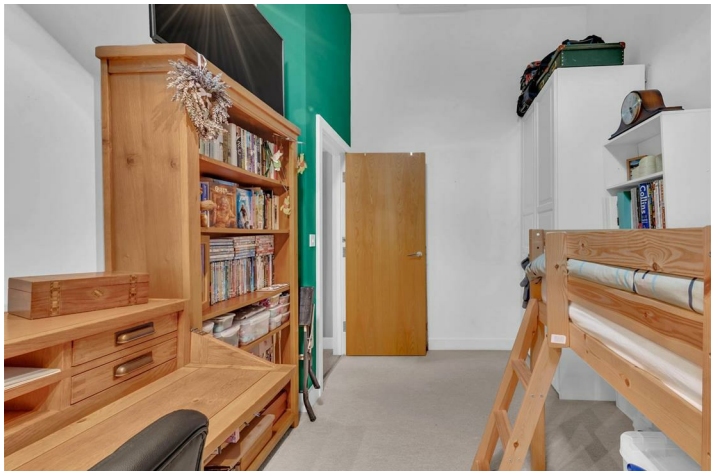
Bedroom three
12'6" x 8'7" (3.83 x 2.64)

Bathroom
6'11" x 7'4" (2.13 x 2.24)

En suite
6'11" x 4'5" (2.12 x 1.35)

Directions
Please use post code HX7 5PS for sat nav directions

PLEASE NOTE
1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.
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.

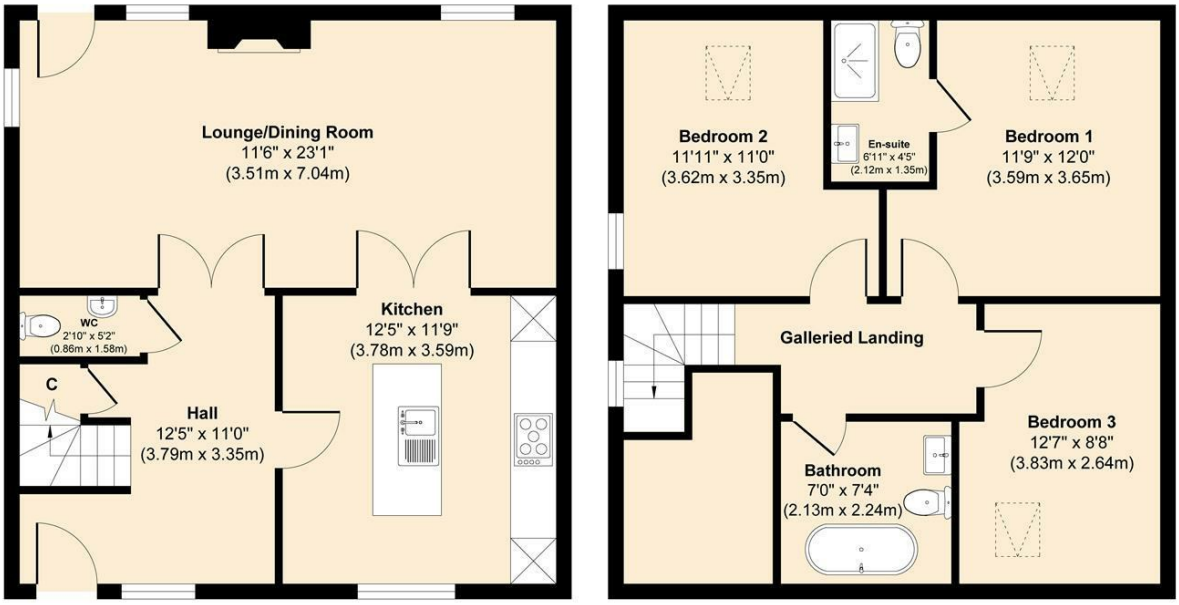


Road Map

Hybrid Map

Terrain Map

Floor Plan



Ground Floor
Approximate Floor Area
560 sq. ft
(52.02 sq. m)

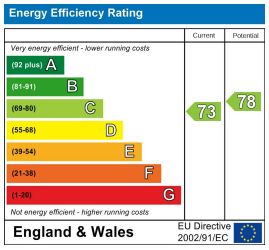
First Floor
Approximate Floor Area
560 sq. ft
(52.02 sq. m)

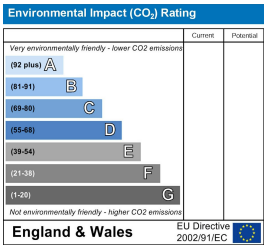
Approx. Gross Internal Floor Area 1,120 sq. ft / 104.04 sq. m.
Illustration for identification purposes only, measurements are approximate and not to scale, unauthorised reproduction is prohibited.

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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