Peter David Properties Ltd

Residential Sales and Lettings

Stocks Crescent, Mytholmroyd

Offers Around £152,000

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Offered for sale with no onward chain, this two-bedroom mid-terrace property presents an excellent opportunity for a range of buyers. While some updating is required, the property offers well-proportioned accommodation and has been priced accordingly.

The accommodation comprises a lounge, dining area and kitchen to the ground floor, while the first floor offers two double bedrooms and a house bathroom. The property benefits from gas central heating, uPVC front and rear doors, and is double glazed throughout.

Externally, there are enclosed gardens to both the front and rear. Potential to open up the front garden border to create a private driveway, subject to any necessary consents.

Situated in the popular town of Mytholmroyd, on the outskirts of Hebden Bridge, the property enjoys a convenient location close to a wide range of local amenities, independent shops, cafés and excellent countryside walks. Mytholmroyd railway station is within a short walking distance, providing regular rail services to Bradford, Leeds, Manchester and beyond, making the property an attractive option for commuters.

This is an ideal purchase for first-time buyers, investors or those seeking a renovation project in one of West Yorkshire's most desirable areas. Early viewing is highly recommended.

- TWO BEDROOMED MID-TERRACE PROPERTY
- REQUIRES MODERNISATION
- ENCLOSED FRONT AND REAR GARDENS
- SOUGHT-AFTER HEBDEN BRIDGE LOCATION
- NO ONWARD CHAIN
- EPC - D
- COUNCIL TAX BAND - B

Accommodation

Lounge
12'11" x 13'11" (3.95 x 4.25)

Dining room
9'2" x 7'6" (2.8 x 2.3)

Kitchen
6'6" x 7'6" (2 x 2.3)

First floor

Bedroom one
13'1" x 11'3" (4 x 3.45)

Bedroom two
9'6" x 10'2" (2.9 x 3.1)

Bathroom
6'6" x 7'0" (2 x 2.15)

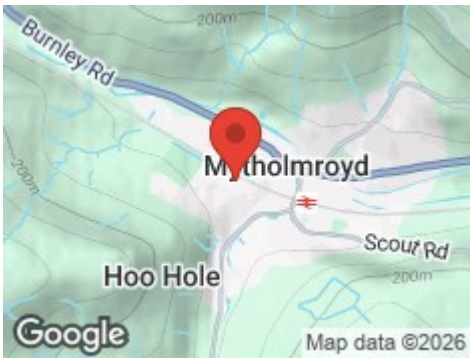
Directions
Please use post code HX7 5BA for sat nav directions.

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.

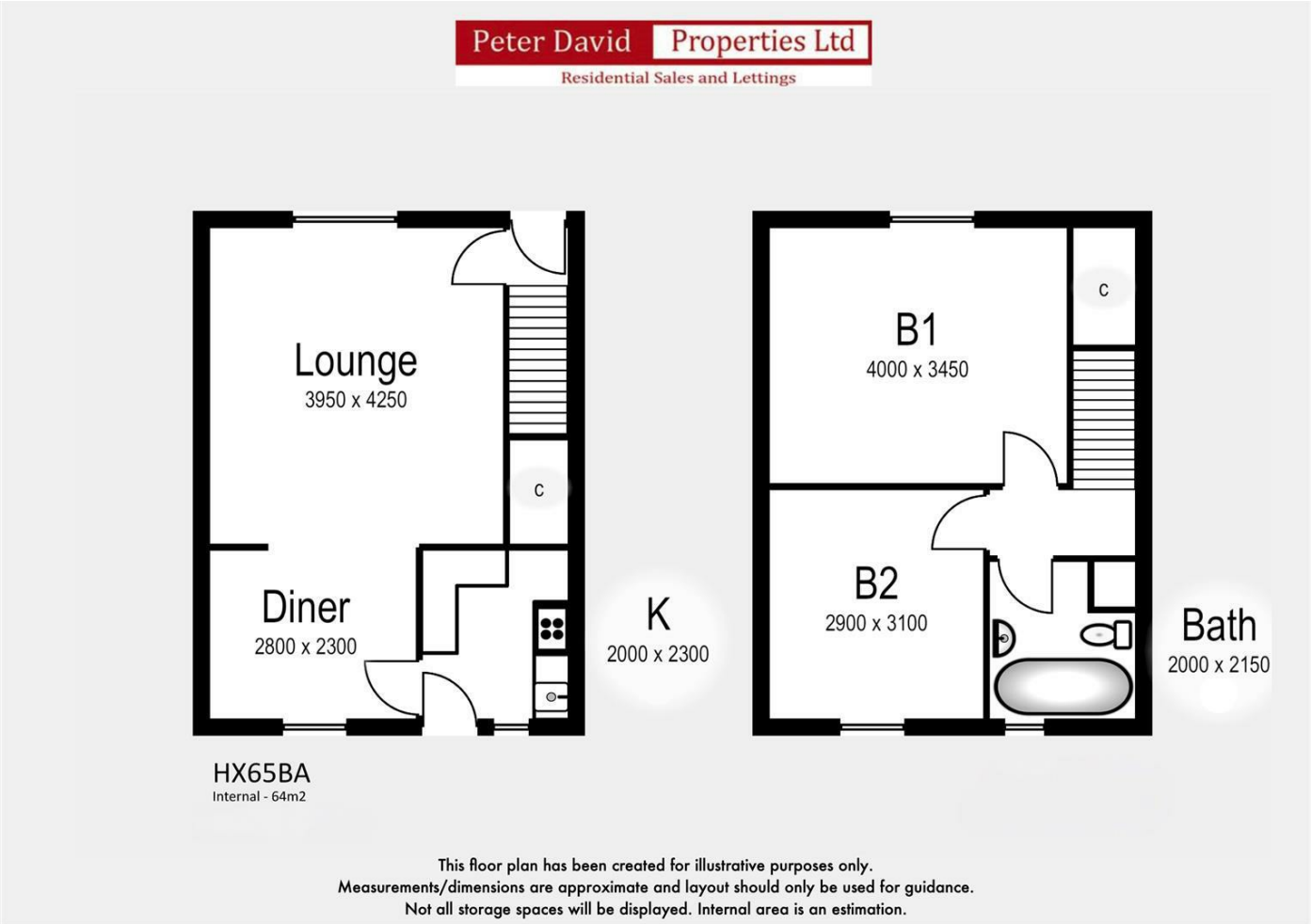
Road Map

Hybrid Map

Terrain Map



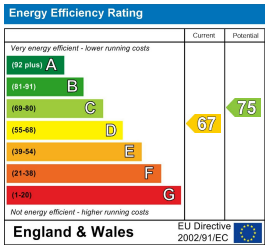
Floor Plan

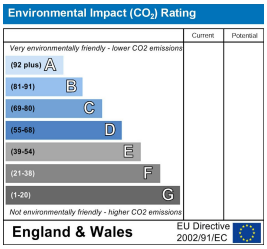


Viewing

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





These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.

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