Peter David Properties Ltd

Residential Sales and Lettings

Croft Mill Yard,

£160,000

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Nestled in the heart of the sought-after town of Hebden Bridge, this charming ground floor apartment at Croft Mill Yard offers a delightful blend of modern living and convenience. Featuring its own private entrance.

Currently tenanted, the apartment generates a rental income of £8,100 per annum. Making this an attractive investment opportunity for those looking to expand their property portfolio. - 3 Months notice should you wish to occupy the property yourself.

Upon entering, you are welcomed into an open plan living room and kitchen, designed to create a spacious and inviting atmosphere. The large arched windows allow natural light to flood the space, enhancing the overall warmth and comfort of the home. This layout is perfect for both entertaining guests and enjoying quiet evenings in.

The apartment boasts two well-proportioned bedrooms, with the master bedroom benefiting from an en suite bathroom, providing a touch of luxury and privacy. The second bathroom is conveniently located for guests and residents alike, ensuring that all needs are met.

With its prime location, modern amenities, and stylish design, this apartment is perfect for investors, enjoying the vibrant lifestyle that Hebden Bridge has to offer.

- TWO BEDROOM TENANTED GROUND FLOOR APARTMENT
- OWN PRIVATE ENTRANCE
- WALKING DISTANCE TO TRAIN STATION 5 MINS
- CENTRAL LOCATION IN HEBDEN BRIDGE
- NO PARKING BUT PUBLIC CAR PARKING ADJACENT TO CROFT MILL
- LEASEHOLD
- EPC RATING - C

Accommodation

Lounge/ Kitchen
21'8" x 13'0" (6.62 x 3.97)

Bedroom one
10'11" x 12'5" (3.35 x 3.8)

En suite
5'5" x 5'6" (1.67 x 1.7)

Bedroom two
9'10" x 9'10" (3.02 x 3)

Bathroom
6'7" x 5'6" (2.02 x 1.7)

Directions
Please use post code HX7 8AB for sat nav directions.

LEASE DETAILS
Ground rent: Peppercorn
Lease term: 999 years from January 2007
Service charges: £1850pa

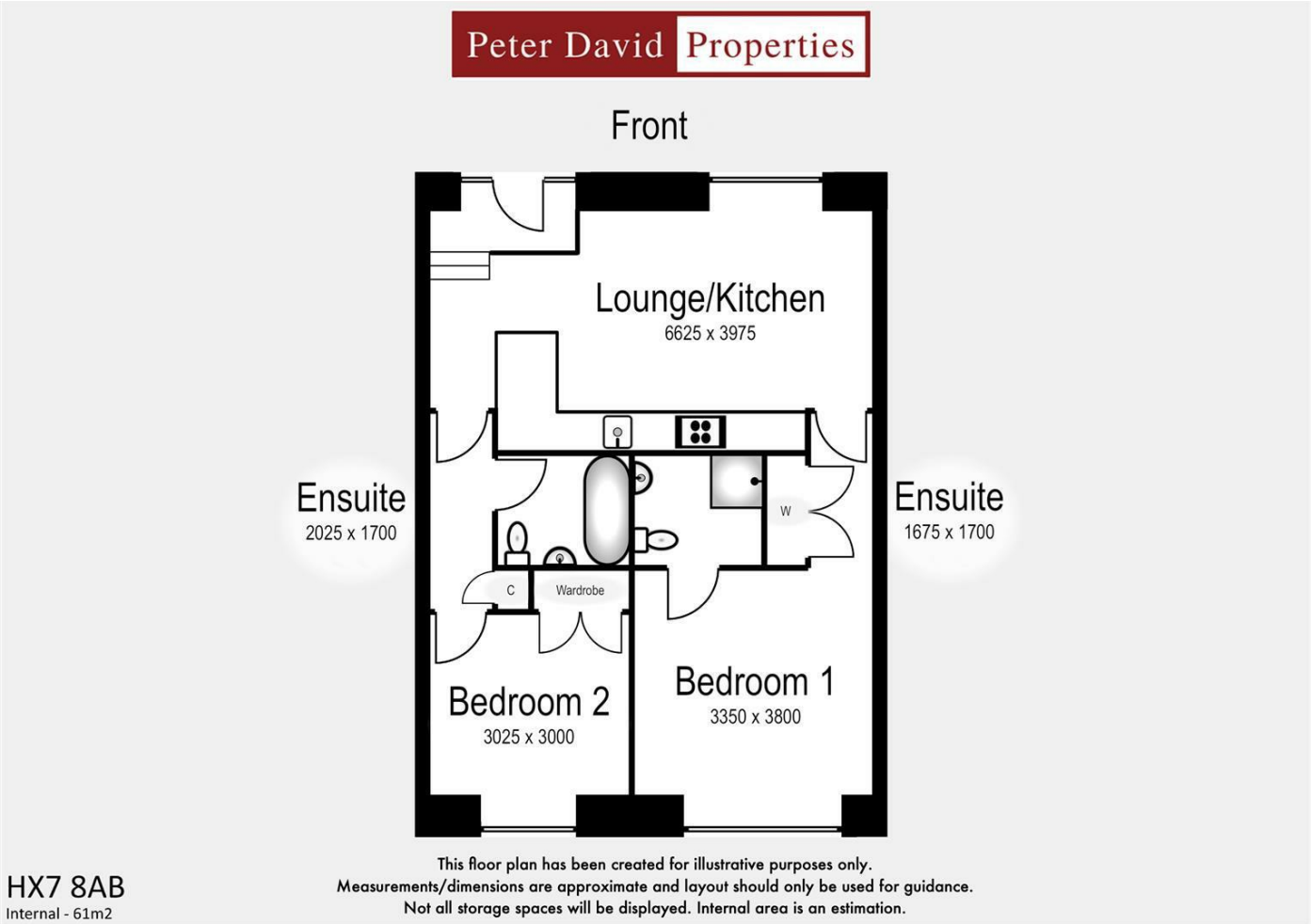
PLEASE NOTE
1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 inc VAT per buyer is payable when your offer is accepted. This 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

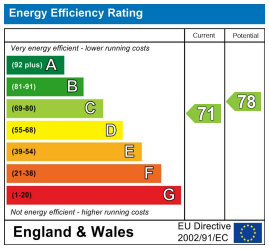
Floor Plan

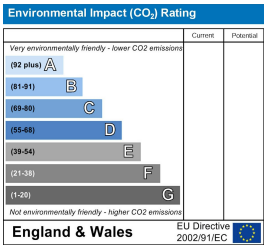


Viewing

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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