

# Peter David

# Properties Ltd

Residential Sales and Lettings



**Simpson Road, Mytholmroyd**

**£1,100**





This brick built THREE BEDROOM HOME is available to rent and has the benefit of off road parking with a car port. Offered unfurnished, the accommodation briefly comprises of a lounge opening out to a decked seating area, open plan dining kitchen, to the first floor three double bedrooms and the family bathroom. This home also has the benefit of gas central heating and double glazing as one would expect nowadays.

Mytholmroyd benefits from many local amenities and facilities including a doctor's surgery, chemist, church, petrol station, post office, a local Sainsburys and CO - OP, a Primary and Secondary School and excellent transportation links from Mytholmroyd Railway Station. There is a selection of cafe bars and restaurants within the village and further afield in Hebden Bridge which is only short 10 minute drive away. This makes the area ideal for families.

- DETACHED RESIDENCE
- THREE BEDROOMS
- OFF ROAD PARKING
- OFFERED UNFURNISHED
- CLOSE TO AMENITIES AND COMMUTER LINKS
- IDEAL FAMILY HOME
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- EASY WALKING DISTANCE TO SCHOOLS
- COUNCIL TAX BAND C
- EPC BAND C



## Road Map



## Hybrid Map



## Terrain Map

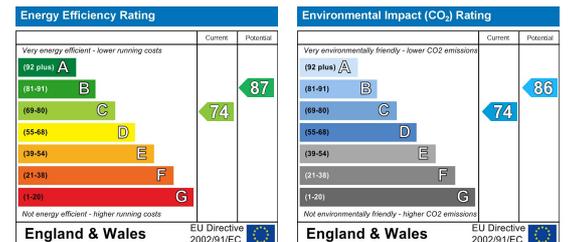


## Floor Plan

## 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.

361 Skirecoat Green Road,  
Halifax  
HX3 0RP

102 Commercial Street  
Brighouse HD6 1AQ

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

[www.peterdavid.co.uk](http://www.peterdavid.co.uk)

T: 01422 366948  
E: [halifax@peterdavid.co.uk](mailto:halifax@peterdavid.co.uk)

T: 01484 719191  
E: [brighouse@peterdavid.co.uk](mailto:brighouse@peterdavid.co.uk)

T: 01422 844403  
E: [hebdenbridge@peterdavid.co.uk](mailto:hebdenbridge@peterdavid.co.uk)

T: 01484 719191  
E: [huddersfield@peterdavid.co.uk](mailto:huddersfield@peterdavid.co.uk)