



A through terrace house, recently refurbished, offering spacious 2 bedroom accommodation with double glazing and gas central heating installed. Comprising, lounge, modern fitted kitchen, utility room, first floor double bedroom and spacious bathroom plus large attic bedroom. There is a small forecourt and the property is handy for Mytholmroyd village amenities, including the High School and the local station.

Available Chain Free.

- **Through Terrace House**
- **Spacious Bathroom**
- **Handy For Village Amenities**
- **No Chain**
- **Modern Fitted Kitchen**
- **2 Large Double Bedrooms**
- **Double Glazed & Central Heating**
- **EPC EER (66) D**

Accommodation:

All measurements are approximate

Location

Located within a popular residential area approximately 1.5 miles from Hebden Bridge town centre. Mytholmroyd village has several shops, bars and cafes and a local railway station. There is a pleasant canal side walk into Hebden Bridge. Calder High School is within easy walking distance and there are 3 local Primary Schools.

Small Forecourt

Forecourt with low wall.

Living Room

13' 11" x 14' 2" (4.24m x 4.31m)

Upvc double glazed front entrance door. Double glazed window. Radiator. New carpet fitted 2025.

Kitchen

8' 3" x 14' 2" (2.52m x 4.31m) max

Newly fitted, Spring 2025, with a range of modern wall and base units, worktops and inset single drainer sink with mixer tap. Double glazed rear window. Stairs to the first floor landing.

Utility Room

Small utility area with fitted work top. Double glazed Velux skylight and small single glazed window. Upvc rear entrance door.

First Floor Landing

Double glazed rear window. Door to the attic stairs.

Bedroom 1

12' 2" x 12' 6" (3.72m x 3.82m)

A large double bedroom with double glazed window. Radiator. New carpet fitted 2025. Built-in cupboards.

Bathroom

9' 10" x 9' 6" (3.00m x 2.89m) max

Fitted with a three piece modern white suite comprising; WC, wash hand basin and panelled bath with shower attachment. Part tiled surrounds. Built-in cupboard housing the gas central heating boiler. Radiator. Double glazed rear window.

Attic Bedroom

22' 7" x 14' 2" (6.89m x 4.32m) max with reduced head height

A large attic bedroom with double glazed Velux skylight to the rear. Radiator.

Council Tax

Band A

Calderdale MBC Council Tax – 01422 288003.

Tenure

We are advised that the tenure of this property is **Freehold**. Please note we have not had sight of the title deeds and would always recommend buyers make their own checks.

How To View This Property

Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

Claire Sheehan Estate Agents

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TOTAL FLOOR AREA: 982 sq ft. (91.3 sq m) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measured floor measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given regarding their efficiency or condition.
Issue with Marketing 10/2025

Important: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us. You are advised to check the availability of this property before travelling any distance to view.

Claire Sheehan Estate Agents is a trading name of Moor Moves Limited, an independently owned and operated business. Reg No: 5990757 12 Market Street, Hebden Bridge, West Yorkshire HX7 6AD.

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