

Peter David

Properties Ltd

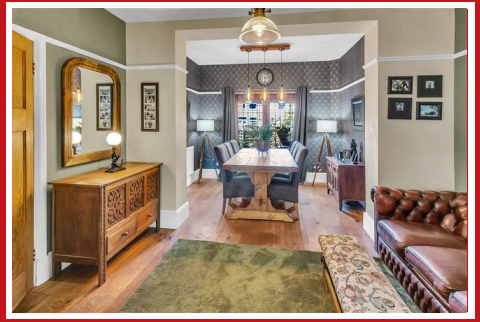
Residential Sales and Lettings



Stocks Gardens, Mytholmroyd

Offers Over £400,000





Peter David Properties are delighted to offer to the open market this impressive extended family home, situated within easy access to Mytholmroyd centre and the railway station, the property is very well presented with excellent accommodation which in brief comprises of, rear entrance door giving access into the hallway, utility room, very impressive dining kitchen with built in appliances, separate dining room and lounge with bay window overlooking the front garden

On the first floor are four good sized bedrooms and family bathroom with 4 piece white suite, stairs from the landing gives access to the good sized attic room with further store room, an ideal room for a growing teenager (restricted headroom)

Gas central heating and double glazing installed. Externally there are gardens to the front and rear with drive providing off road parking and detached garage

A property worthy of internal viewing and is priced to sell.

- Impressive Extended Four Bed Semi- Detached Family Home
- Situated Within Easy Access To Local Amenities
- Gas Central Heating And Double Glazing Installed
- Gardens Front And Rear With Detached Garage
- EPC Rating D
- Council Tax Band C
- Tenure: Freehold
- Internal Viewing Highly Recommended

Accommodation

Rear Entrance Door

Gives access into the

Hallway

Giving access to all the ground floor rooms with travertine tiling to the floors

Utility Room

8'0" x 6'11" (2.44 x 2.13)

Plumbed for automatic washing machine, low flush toilet, double ceramic sink, tiled flooring

Dining Kitchen

14'6" x 11'0" (4.42 x 3.36)

Impressive room ideal for a growing family with matching wall and base units, inset stainless steel sink, granite work tops, built in double electric oven, central island, access into the inner hallway, access to the small keeping cellar and access into the

Dining Room

16'0" x 12'7" (4.88 x 3.86)

French doors to the rear, dado rail, solid oak flooring, single radiator, original oak leaded with stained glass doors lead into the

Lounge

15'1" x 13'5" (4.60 x 4.09)

Lovely sized room with bay window overlooking the front garden, period style fire surround with open grate fire, plate rack and access into the

Inner Hallway

Giving access onto the front door, staircase access to the first floor with understairs storage area

First Floor

Landing Area

Walk in dressing room with built in shelving and window to the side, access to all the first-floor rooms and staircase access to the second-floor attic rooms

Bedroom One

13'5" x 13'5" (4.09 x 4.09)

Lovely sized room with bay window with built in seating enjoying views over the front garden, original fireplace and dado rail, radiator

Bedroom Two

17'5" x 12'7" (5.33 x 3.84)

Window to the rear radiator (this room is part of the extension)

Bedroom Three

10'4" x 8'5" (3.15 x 2.57)

Window to the rear, radiator

Bedroom Four

8'2" x 7'4" (2.49 x 2.26)

Window to the rear, radiator

Bathroom

9'1" x 7'10" (2.79 x 2.39)

Very impressive bathroom, ideal for the growing family having a four piece white suite comprising of a roll top bath, double shower cubicle, pedestal wash hand basin, low flush toilet, window to the side

Attic Room (Restricted Headroom)

Velux windows, exposed beams, radiator and access into the storeroom also fitted with velux windows these rooms are ideal for a growing teenager

External Details

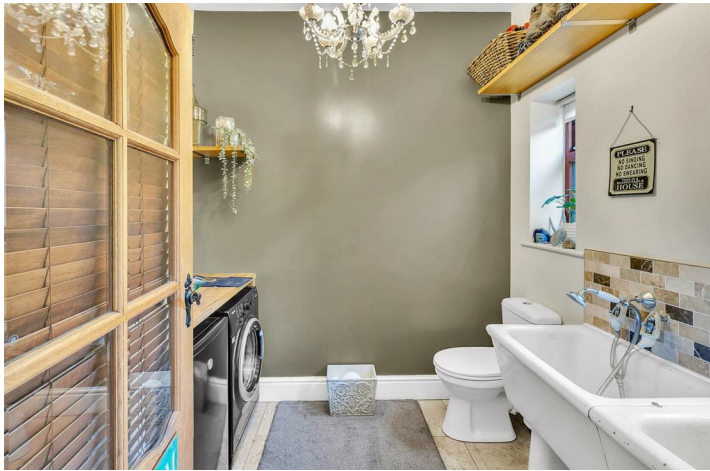
The rear garden is very low maintenance with mixture of shrubs and bushes and summer house, detached garage with parking on the driveway. The front garden is also low maintenance with mixture of bushes, perennials, fruit trees and shrubs and small pond

Directions

From Hebden Bridge proceed towards Mytholmroyd and after passing the fire station, take your right turn onto Caldene Avenue then first left into Thrush Hill Road and proceed along going under the railway bridge and taking your right turn and proceed along where the property will be found to the rear of 20 Stocks Avenue

PLEASE NOTE

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
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

Approx. Gross Internal Floor Area
1872 sq. ft / 173.87 sq. m

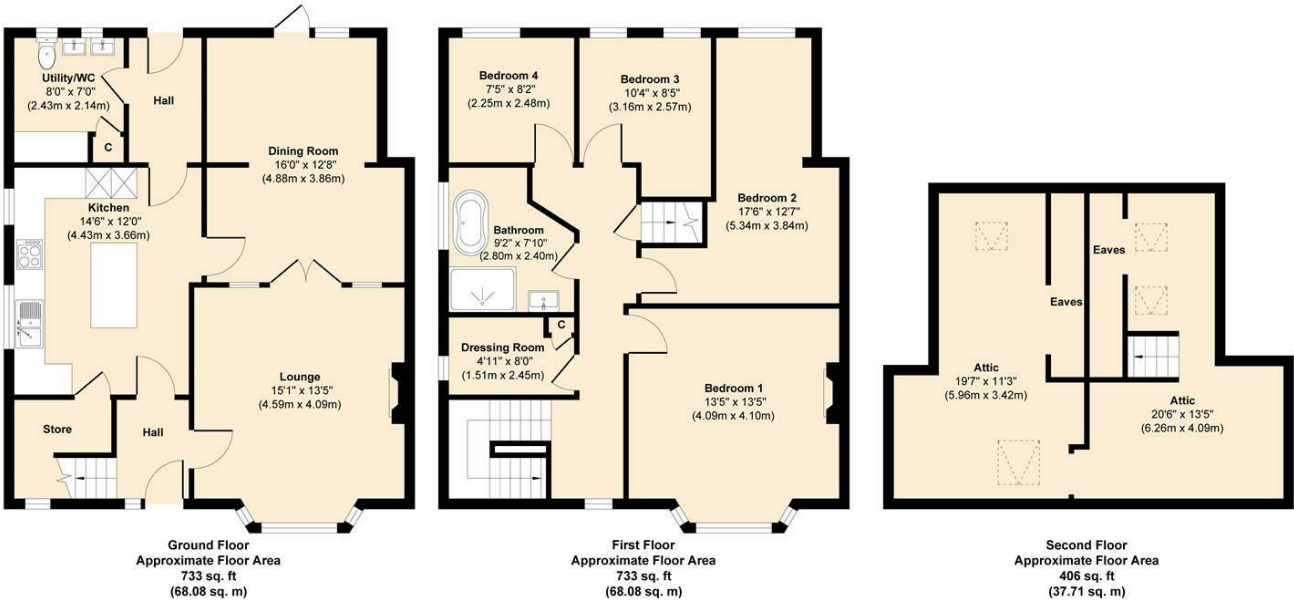
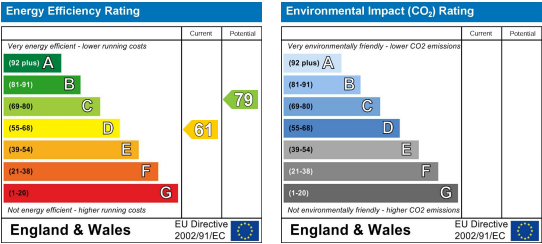


Illustration for identification purposes only. Measurements are approximate and not to scale. Room dimensions indicate maximum length / width unless otherwise stated. Unauthorised reproduction is prohibited.

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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