

# Peter David

# Properties Ltd

Residential Sales and Lettings



## Caldene Avenue, Mytholmroyd

Asking Price £500,000





Peter David Properties are pleased to present to the open market this extremely well presented and deceptively spacious split level detached residence, having accommodation over three levels

On the ground floor is the main entrance hallway, guest cloakroom, L shaped lounge with dining area, study and well-appointed breakfast kitchen with many built in appliances

Staircase access leads down to the lower ground floor accommodation which provides ideal living space for older children / teenagers having its own kitchen, lounge / bedroom and rear access door

On the first floor are three bedrooms (main bedroom with ensuite facilities) and family bathroom

Externally there is a driveway to the front providing off road parking, side access leads round to the enclosed rear garden with lawn and paved patio areas and steps lead up to the raised decking from where you can enjoy the open views over the valley and the river Calder

This well-appointed home is ideal for a growing family and early internal viewing is highly recommended

The property is situated in this very popular residential location within easy access to local amenities and train station providing excellent links to Manchester and Leeds city centres. The popular market town of Hebden Bridge is approx. one mile away

- Immaculate Split Level Detached Family Home
- Offering Accommodation Over Three Floors
- Ground Floor, Hallway, Lounge, Office, Fitted Kitchen
- Lower Ground Floor Kitchen, Lounge/ Bedroom
- First Floor Three Bedrooms, Family Bathroom
- Gas Central Heating And Double Glazing
- Gardens Front And Rear With Views Over The River Calder
- Within Easy Walking Distance Of Schools, Train Station And Regular Bus Service
- Tenure: Freehold: EPC Rating; C
- Council Tax Band: E

## Accommodation

### Front Composite Door

Gives access into a very spacious hallway with tiled flooring, staircase access to the lower ground floor and staircase access to the first floor and access into the:-

### Lounge / Dining area

A very bright and airy room due to having three sets of windows which allows plenty of natural day light and fitted with three radiators. Built into the chimney breast is an impressive living flame electric fire, double doors lead into the fitted kitchen and a single door leads into the:-

### Study / Office

There is a window to the rear and single radiator

### Breakfast Kitchen

A very impressive room with ample matching wall and base units, central island which incorporates the breakfast bar, integrated appliances, window to the front, side access door and access into the guest cloakroom fitted with a two piece white suite and storage cupboard housing the automatic washing machine

### First Floor

#### Landing Area

Velux window, giving access to the three bedrooms and bathroom

#### Main Bedroom

Window to the rear taking in the open views, laminate flooring, double radiator and access into the:-

#### En-Suite

Fitted with four-piece white suite, velux window, chrome ladder towel radiator and tiled flooring

#### Bedroom Two

A very good-sized double bedroom with window to the rear taking in the open views, double radiator

#### Bedroom Three

Fitted with a velux window, laminate flooring and radiator

#### Family Bathroom

Fitted with a four-piece white suite comprising of a free-standing bath with shower attachment, shower cubicle, pedestal wash hand basin, low flush WC, window to the rear and laminate flooring

#### Lower Ground Floor

#### Hallway

Built in understairs storage space, this area could easily be converted to install a toilet and wash basin, access into the:-

#### Fitted Kitchen

Fitted with matching wall and base units, stainless steel sink, built in oven and hob, window to the rear and access into the:-

#### Lounge / Bedroom

Good sized room with could easily be made into a bedsit, single radiator, window and rear access door opens out onto the enclosed garden with paved patio area, small lawn and steps lead up to the raised decking area from where you can enjoy the morning and late afternoon sunshine

#### External Details

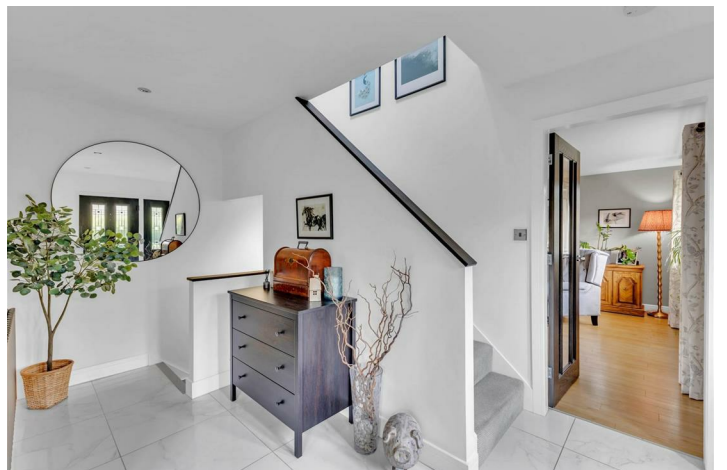
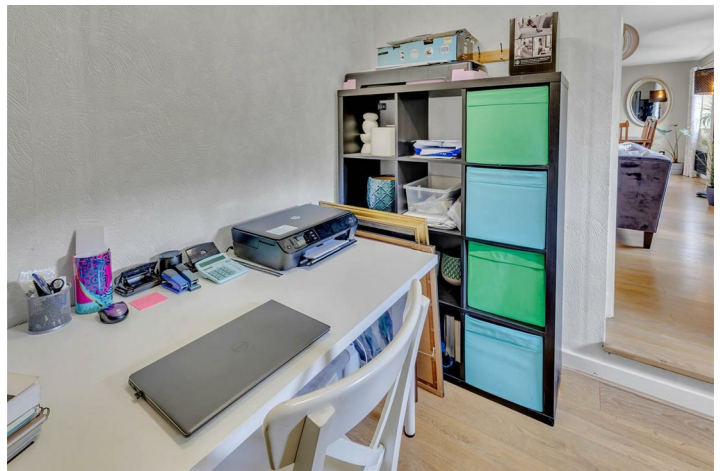
Small Lawned garden to the front screened by laurel bushes, driveway giving off road parking, attached garage which can only be used for storage, steps down the side leads to the enclosed rear garden

#### Directions

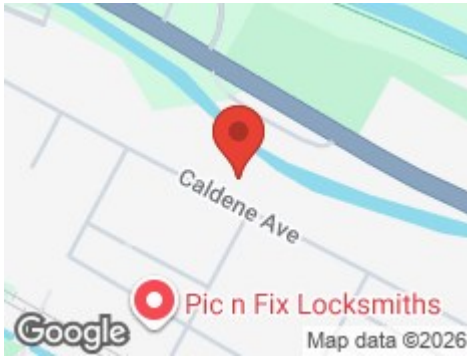
From Hebden Bridge proceed towards Mytholmroyd, after passing the fire station on your left, take your right turn onto Caldene Avenue where the property will be found on your right and identified by our FOR SALE board

#### 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 WHATSOEVER IN RELATION TO THIS PROPERTY.



## Road Map



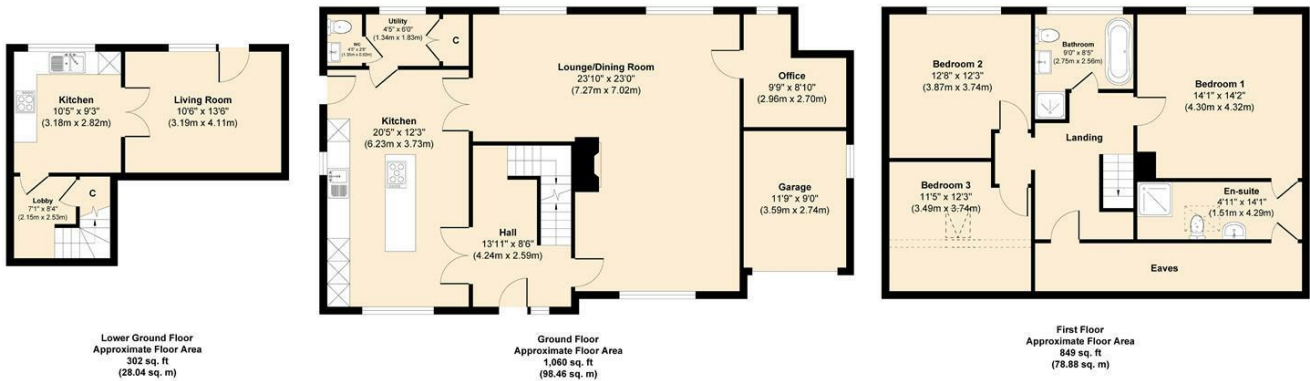
## Hybrid Map



## Terrain Map



## Floor Plan



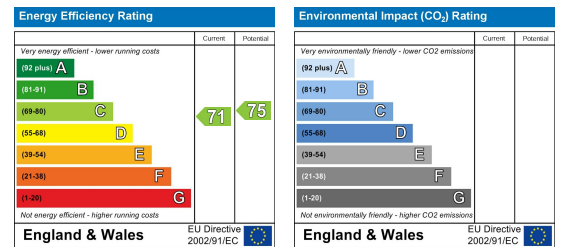
**Approx. Gross Internal Floor Area 2,211 sq. ft / 205.38 sq. m.**

Illustration for identification purposes only, measurements are approximate and not to scale, 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



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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