

Peter David

Properties Ltd

Residential Sales and Lettings



Stocks Gardens, Mytholmroyd

£270,000





Nestled in the charming area of Stocks Gardens, Mytholmroyd, this delightful end-terrace house presents an excellent opportunity for those seeking a comfortable family home. With three well-proportioned bedrooms, this property is ideal for families or individuals looking for extra space.

Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, perfect for both relaxation and entertaining guests. The layout of the home is practical, ensuring that every corner is utilised effectively. The kitchen is functional and well-equipped, catering to all your culinary needs. There is a separate dining room which is ideal for hosting guests, family gatherings, or creating a quieter, more structured dining experience away from the main living space.

The property boasts a well-appointed bathroom, providing convenience for the household. Each bedroom is designed to be a peaceful retreat, allowing for restful nights and rejuvenating mornings. The end-terrace position of the house offers added privacy and a sense of space, making it a desirable choice for those who value a tranquil living environment.

Located in the picturesque town of Hebden Bridge, residents can enjoy the stunning natural surroundings and vibrant community spirit. The area is known for its scenic walks, local shops, and friendly atmosphere, making it an ideal place to call home.

- THREE WELL-PROPORTIONED BEDROOMS
- SPACIOUS AND INVITING RECEPTION ROOM
- SEPARATE DINING ROOM FOR ENTERTAINING
- FUNCTIONAL AND WELL-EQUIPPED KITCHEN
- END-TERRACE POSITION WITH ADDED PRIVACY
- LOCATED IN THE DESIRABLE AREA OF MYTHOLMROYD, NEAR HEBDEN BRIDGE
- EPC RATING - D
- COUNCIL TAX BAND - C

Accommodation

Kitchen

5'2" x 13'1" (1.6 x 4)

Lounge

13'9" x 13'6" (4.2 x 4.13)

Dining Room

11'1" x 9'6" (3.4 x 2.9)

1sr Floor

Bedroom 1

9'10" x 13'1" (3 x 4)

Bedroom 2

11'1" x 9'11" (3.4 x 3.03)

Bedroom 3

6'10" x 9'10" (2.1 x 3)

Bathroom

5'6" x 6'6" (1.7 x 2)

Garage

9'10" x 16'4" (3 x 5)

External

Garden to three sides and driveway leading to the garage

Directions

Please use postcode HX7 5AY

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

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Lounge
4200 x 4125

Diner
3400 x 2900

K
1600 x 4000

Garage
3000 x 5000

B3
2100 x 3000

B1
3000 x 4000

B2
3400 x 3025
28 c

Bath
1700 x 2000

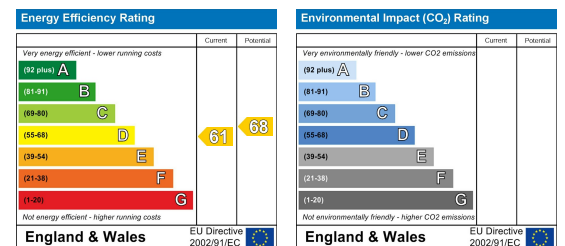
HX75AY
Internal - 88m²

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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 Skircoat 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

T: 01422 366948
E: halifax@peterdavid.co.uk

T: 01484 719191
E: brighouse@peterdavid.co.uk

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191
E: huddersfield@peterdavid.co.uk