

Peter David Properties

Residential Sales and Lettings

Stocks Crescent, Mytholmroyd

New Price: £120,000



## Description

This two bedroomed inner town house property would make an ideal purchase for an investor buyer as it is currently tenanted generating a rent of £500.00 pcm equating to a yield of approximately 6%. The property would also make an ideal home for a first time buyer and is situated within easy access of all the local amenities in Mytholmroyd village centre including shops, cafes, health centre and the railway station which offers regular and direct routes to Leeds and Manchester. The accommodation is equipped with gas fired central heating and PVCu double glazing and briefly comprises:

- Front entrance door giving access into the lobby, lounge, fitted kitchen with built-in appliances, on the first floor are the two bedrooms and bathroom.

Externally there is an open plan lawned garden to the front with paved patio garden area to the rear. The property is in need of some upgrading and offered for sale with NO UPWARD CHAIN

## Features

- Two Bedroom Inner Through Town House
- Entrance Lobby, Lounge, Fitted Kitchen
- Two Bedrooms And Bathroom
- Popular Residential Location
- Situated In This Cul-De-Sac Location
- Ideal First Time Buyer Home
- In Need Of Some Upgrading
- NO UPWARD CHAIN
- EPC Rating: F

## Accommodation:

## Ground Floor:

Enter the property via a PVCu exterior door with glazed insert and transom window into the entrance lobby.

## Entrance Lobby

Having a staircase rising to first floor and access into the lounge.

## Lounge 13'6" x 12'11" (4.11m x 3.94m)

Having a window to the front elevation and double central heating radiator.

## Kitchen 15'10" x 7'5" (4.83m x 2.26m)

Fitted with a range of matching wall and base units with complementary working surfaces inset into which is a stainless steel sink unit with mixer tap and a four ring electric hob with built-in electric oven beneath. There is space and plumbing for an automatic washing machine, tiling to the splash backs, wall mounted combination boiler, single central heating radiator, understairs storage cupboard housing the electric meter, windows to the rear elevation and a PVCu exterior access door.

## First Floor:

## Landing

Having a pull-down ladder giving access to the boarded loft space which has a light point.

## Bedroom One 12'9" x 11'1" (3.89m x 3.38m)

Having a window to the front elevation, original fire place, walk-in wardrobe and single central heating radiator.

## Bedroom Two 10'4" x 9'6" (3.15m x 2.90m)

A second bedroom of double proportions having a window to the rear elevation and a double central



heating radiator.

### Bathroom

Furnished with a three piece coloured suite comprising a panelled bath with shower unit over, pedestal wash hand basin and low flush WC. There is a window to the rear elevation and a single central heating radiator.

### Outside:

There is an open plan lawned garden to the front with enclosed paved garden to the rear.

### Directions

Proceed out of Hebden Bridge towards Mytholmroyd, after passing the fire station take your right turn onto Caldene Avenue, then left into Thrush Hill Road continue along through the railway tunnel and then right into Stocks Avenue, continue along where the property will be found set back on your right identified by our 'FOR SALE' board.

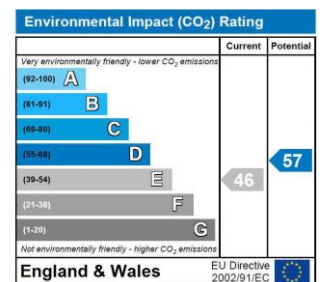
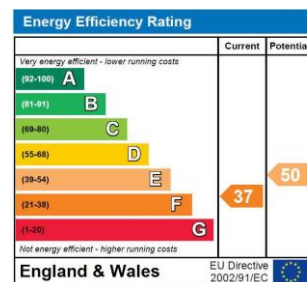
### Please Note:

- 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.
- 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.





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.

23-25 George Street  
Halifax HX1 1HA

102 Commercial Street  
Brighouse HD6 1AQ

Wharf Street  
Sowerby Bridge HX6 2AE

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

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

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

T: 01422 832444  
E: sowerbybridge@peterdavid.co.uk

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

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