

Peter David Properties

Residential Sales and Lettings

Nest Estate East, Off Stocks Avenue

Mytholmroyd

Price Guide: £145,000



Description

This brick built two bedroom detached true bungalow is set in a corner plot with gardens to three sides. The property is within easy walking distance of local amenities in Mytholmroyd. The accommodation in brief comprises of:- Entrance hallway, lounge, fitted kitchen, two bedrooms and shower room. Gas central heating and double glazing installed. Externally there are gardens to three sides. The property is screened by a timber fence and privet hedge, providing a degree of privacy.

Internal viewing highly recommended

Features

- Brick Built Two Bedroom Detached Bungalow
- Within Easy Access To All Local Amenities
- New Gas Boiler And Radiators Installed In November 2018
- Corner Plot With Gardens To Three Sides
- Internal Viewing Highly Recommended
- Double Glazing Installed
- EPC Rating: D
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Accommodation

Front Entrance Door

Gives access into the:-

Hallway

Which gives access to the bedrooms, shower room and

lounge, built in storage cupboard housing the meters and access to the loft space providing storage space

Lounge 14' 11" x 10' 2" (4.55m x 3.09m)

Having windows to front and side elevations, central heating radiator and access into the:-

Fitted Kitchen 10' 2" x 8' 11" (3.10m x 2.73m)

Fitted with matching wall and base units, inset stainless steel sink, gas and electric cooker points, wall mounted combination boiler, plumbed for automatic washing machine and dishwasher, kickboard heater, mosaic tiling to the splashbacks, extractor fan, tiled flooring, windows to the side and rear with access door

Bedroom One 12' 5" x 10' 2" (3.78m x 3.10m)

Window to the front, laminate floor and central heating radiator

Bedroom Two 11' 9" x 10' 2" (3.58m x 3.10m)

Window to the rear, laminate flooring and central heating radiator

Shower Room 9' 1" x 7' 1" (2.76m x 2.16m)

Furnished with a walk in shower cubicle with shower over, pedestal wash hand basin and low flush wc, central heating radiator and windows to the rear

External Details

Lawned gardens to the front and side with gravelled area to the rear and gated access, screened by a timber fence and privet hedge.

Directions

From our office proceed towards Halifax and upon entering Mytholmroyd take your right turn into Caldene Avenue, then first left onto Thrush Hill Road. Continue



under the railway bridge and take your right turn onto Stocks Drive. Proceed for approx one hundred yards and this becomes Stocks Avenue, turn right onto Simpson Road, proceed down the road to the cul-de-sac where number 6 Nest Estate East can be found.

Money Laundering

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.

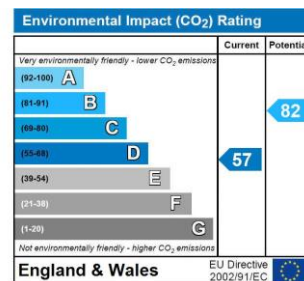
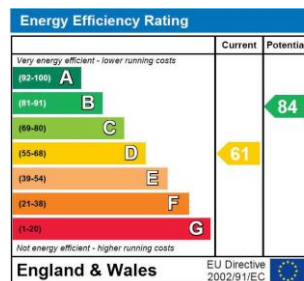
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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

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