

# Peter David Properties

Residential Sales and Lettings

' Malgrat', 11 Caldene Avenue, Mytholmroyd

Guide Price: £375,000



## Description

An internal inspection is essential to appreciate this deceptively spacious 3/4 bedroom split level detached family house, set in a convenient and popular residential location of Caldene Avenue, close to all the local facilities including shops, medical centre, restaurants, schools and transport links to the commercial centres of both Leeds and Manchester. Gas centrally heated and double glazed living accommodation is well presented, this property needs to be viewed to be fully appreciated.

Set over two levels the property briefly comprises: Entrance porch, spacious hallway, shower room, 'L' shaped light and airy lounge giving access into the conservatory, separate dining room, breakfast kitchen with built in appliances, two double bedrooms, family bathroom and the original garage being converted into a utility room / study / fourth bedroom.

At the lower level there is an inner hallway with rear access door, bedroom three. Integral garage giving access to the whole area of the property, some of these rooms could create additional living space (subject to building consent).

Externally the property enjoys a patio garden area to the front, side driveway leads down to the enclosed tarmac parking area, giving access into the integral garage. Newly laid pleasant lawn garden area screened by mature trees and a pathway leads down to the river from where you can sit back relax and do some fishing for wild brown trout and grayling.

## Features

- Well Appointed Split Level Three / Four Bedroom Detached Family Home
- Within Easy Access To Local Amenities
- Entrance Hallway, L Shaped Lounge, Conservatory
- Fitted Kitchen, Separate Dining Room
- Shower Room And Family Bathroom
- Two Bedrooms And Utility Room / Office
- Lower Ground Floor
- Rear Hallway With Access Door And Access Into The Integral Garage

- Additional Rooms Underneath The Ground Floor Rooms, Offering Hugh Potential
- Gas Central Heating And Double Glazing

## Accommodation

### Entrance Porch

### Spacious Hallway

Dado rail, wall lights, central heating radiator

**Lounge 18' 9" x 17' 5" (5.72m x 5.32m)**

Being L shaped with Cornish slate fire place with inset living flame electric fire, central heating radiator, coving to the ceiling, sliding patio doors give access into the:-

**Conservatory 19' 0" x 8' 8" (5.80m x 2.65m)**

Fitted with two double radiators and enjoying the open views

**Dining Room 14' 7" x 11' 3" (4.46m x 3.42m)**

Having windows to the front and side elevations, wall lights, two single radiators and coving to the ceiling

**Fitted Kitchen 10' 4" x 8' 10" (3.14m x 2.71m)**

Fitted with matching wall and base units in oak, inset Franke sink unit with mixer tap, built in Neff electric oven, ceramic hob with extractor hood above, integrated fridge, waste disposal unit, electric heater, immersion heater switch, recessed down lighters, window to the front

**Bedroom One 15' 6" x 12' 6" (4.73m x 3.82m)**

Window to the rear, fitted wardrobes, wall lights and single radiator

**Bedroom Two 15' 7" x 11' 2" (4.75m x 3.40m)**

Having windows to the side and rear elevations, double radiator, coving to the ceiling

### Family Bathroom

Furnished with a three piece white suite comprising of a panelled bath, low flush toilet, pedestal wash hand basin, decorative tiling to the walls and floor, built in storage cupboard, radiator and window to the side

### Shower Room

Furnished with a three piece white suite comprising of a double shower cubicle, low flush toilet, pedestal wash hand basin, tiled walls and flooring, radiator and window to the front

**Utility Room / Office 18'8" x 8'10" (5.69m x 2.69m)**

Having windows to the front and side elevations, fitted base units with inset sink unit with mixer tap, built in storage cupboard, double



radiator, plumbed for automatic washing machine and dishwasher

#### Lower Ground Floor

##### Rear Hallway

Rear access door, single radiator and access into:-

##### Bedroom Three 15' 5" x 11' 2" (4.71m x 3.41m)

Window to the rear, fitted wardrobes with matching drawer units, single radiator

##### Integral Garage

Wall mounted central heating boiler, up and over door, windows to the side, single radiator and access to the whole of the ground floor area, these rooms could easily be converted into habitable rooms subject to building consent

##### External Details

Patio garden area to the front, side driveway leads down to the enclosed tarmac parking area, access onto the newly laid lawn screened by mature trees, pathway leads down to the river Calder from where you can sit back, relax and do some fishing

##### Directions

Proceed out of Hebden Bridge towards Mytholmroyd, after passing the Co-op take your right turn onto Caldene Avenue and continue along where the property will be found on your right

##### 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.

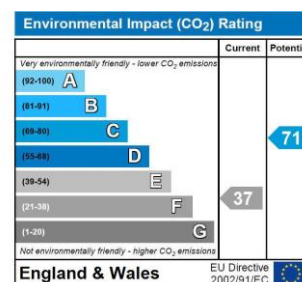
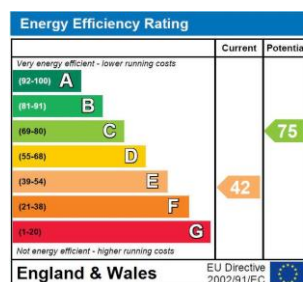
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially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

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