



Attention Builders, Developers and DIY enthusiasts! this corner terrace property is available with NO CHAIN and offers an excellent refurbishment opportunity.

Accommodation spans four floors and comprises; Entrance vestibule, sitting room, basement kitchen, first floor bathroom and bedroom plus a second floor bedroom with distant hillside views. The property enjoys a sunny southerly outlook and has a small yard area to the side. The competitive asking price reflects that improvements and repair are required.

- **Refurbishment Required**
- **2 Bedrooms**
- **Pleasant Outlook**
- **Mytholmroyd Village**
- **No Chain**
- **Spans 4 Floors**
- **Double Glazed Windows**
- **EPC EER (TBC)**

**2 Aspinall Street, Mytholmroyd,
Hebden Bridge, HX7 5NL.**

£90,000

Accommodation:

All measurements are approximate

Location

The property enjoys a sunny southerly outlook with distant hillside views beyond the canal and village centre. Conveniently located in Mytholmroyd village, handy for local shops and schools and approximately 0.3 miles from Mytholmroyd station and 2 miles from Hebden Bridge centre.

Entrance Vestibule

Upvc front entrance door. Stairs to the first floor landing. Door and screen to the sitting room.

Sitting Room

14' 1" x 11' 1" (4.29m x 3.39m)

Double glazed window to the front elevation. Stairs to the basement kitchen.

Basement Kitchen

9' 0" x 10' 1" (2.75m x 3.07m)

Double glazed side window. Wall mounted gas central heating boiler - needs repair or replacement.

First Floor Landing

Double glazed window to the front elevation with pleasant views. Door to the attic staircase.

Bedroom 2

7' 11" x 8' 9" (2.42m x 2.66m) max dimensions

Double glazed window to the front elevation with pleasant outlook.

Bathroom

6' 1" x 8' 2" (1.85m x 2.48m)

Double glazed side window.

Bedroom 1

12' 3" x 11' 0" (3.74m x 3.36m) max + eaves storage

Double glazed window to the front elevation with pleasant outlook. Exposed ceiling beams. Access to eaves storage.

Outside Space

There is a small forecourt or yard area to the side of the house.

Directions

From Hebden Bridge town centre, proceed towards Halifax on the A646. Pass through Mytholmroyd centre and take a left at the lights, signed for Midgley. Turn first left onto Zion Terrace and then first right into Aspinall Street where the property is located straight ahead.

Council Tax

Band A

Calderdale MBC Council Tax – 01422 288003.

Tenure

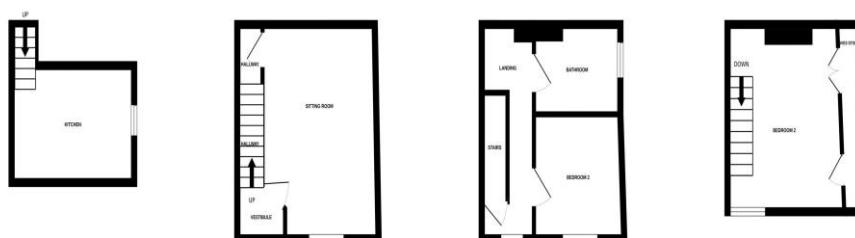
We are advised that the tenure of this property is **Freehold**.

How To View This Property

Contact us today on 01422 842007 and we would be happy to arrange a viewing for you.

enquiries@clairesheehan-estateagents.co.uk

BASMENT 98 sq.ft. (0.9 sq.m.) approx. GROUND FLOOR 187 sq.ft. (17.4 sq.m.) approx. 1ST FLOOR 134 sq.ft. (12.3 sq.m.) approx. 2ND FLOOR 158 sq.ft. (14.5 sq.m.) approx.



TOTAL FLOOR AREA: 622 sq.ft. (57.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
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Important: We have not tested any apparatus, equipment, fixtures, fittings or services and so cannot verify that they are in working order or fit for the purpose. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us. You are advised to check the availability of this property before travelling any distance to view.

Claire Sheehan Estate Agents is a trading name of Moor Moves Limited, an independently owned and operated business. Reg No: 5990757 12 Market Street, Hebden Bridge, West Yorkshire HX7 6AD.

Claire Sheehan

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