











# OAKLANDS

BRIER HEY ROAD | MYTHOLMROYD | HX7 5PJ

Standing in a large garden plot in an elevated position above Mytholmroyd, this detached bungalow enjoys fabulous views across the Calder Valley.

There is a bedroom located on the first floor of this property the rest of the accommodation is on the ground floor and includes a dual aspect sitting room, fitted dining kitchen, dining room, snug, two further bedrooms and family bathroom.

Outside there are gardens to front, side and rear with a detached double garage and generous off-road parking.

This spacious property requires some renovation and updating. The current vendors have submitted plans to redevelop the whole site and build two detached and a pair of semi-detached properties on the plot - PLANNING REF NO. 21/00278/OUT.



## GROUND FLOOR

Entrance Hall  
Sitting Room  
Breakfast Kitchen  
Dining Room  
Snug  
Bedroom 1  
Bedroom 2  
Bathroom

## COUNCIL TAX

F

## FIRST FLOOR

Bedroom 3

## EXTERNAL

Double Garage

## EPC RATING

TBC



### INTERNAL

The property is entered into a bright and airy entrance hall.

The dining kitchen houses timber units and is equipped with a double electric oven with halogen hob over, space for a fridge and plumbing for a washing machine. A door leads into the adjacent rear entrance hall that has ample space for freezer and dryer and an external door to the rear garden.

A sliding glazed door gives access to the spacious dining room that features a bay window overlooking the garden and built-in storage and display units. The dining room is open through to a cosy snug which has a real flame effect gas fire. The spacious, dual aspect, sitting room features a stone hearth with gas fire and a stone bar with timber work surface. A timber staircase rises to the first floor.

There are two bedrooms on the ground floor, bedroom 1 has a bay window and benefits from built-in storage. Bedroom 2 also has built in storage. The ground floor accommodation is completed with a spacious four-piece bathroom comprising corner bath, shower cubicle, WC and pedestal wash basin. There is a third double bedroom located on the first floor, it is equipped with a wash basin and features generous under-eaves storage.

### EXTERNAL

To the front of the property is a tarmac driveway affording parking for several vehicles and leading to the detached double garage. A gate leads from the garage into the garden and a path leads to the front door. There is also access to the rear of the property from both side and rear gateways. The front garden is laid mainly to lawn with mature shrub borders and a privet hedge boundary.

There is a stone flagged patio to the rear of the property and another lawn with apple trees and a timber shed.

### LOCATION

Located just a short walk down to the centre of Mytholmroyd and its amenities which include a health centre, dental surgery, vets' practice, church, excellent junior and senior schools and a selection of shops, bars and restaurants/cafes. The busy market town of Hebden Bridge is approx. 25 minutes' walk.

The mainline railway stations of Mytholmroyd and Hebden Bridge are both approx. 15 minutes' walk. There is a regular bus service nearby. The M62 motorway is within 30 minutes' drive, for access to Manchester, Leeds and beyond.

### SERVICES

All mains services. Gas central heating with boiler located in the side entrance hall.

### TENURE Freehold

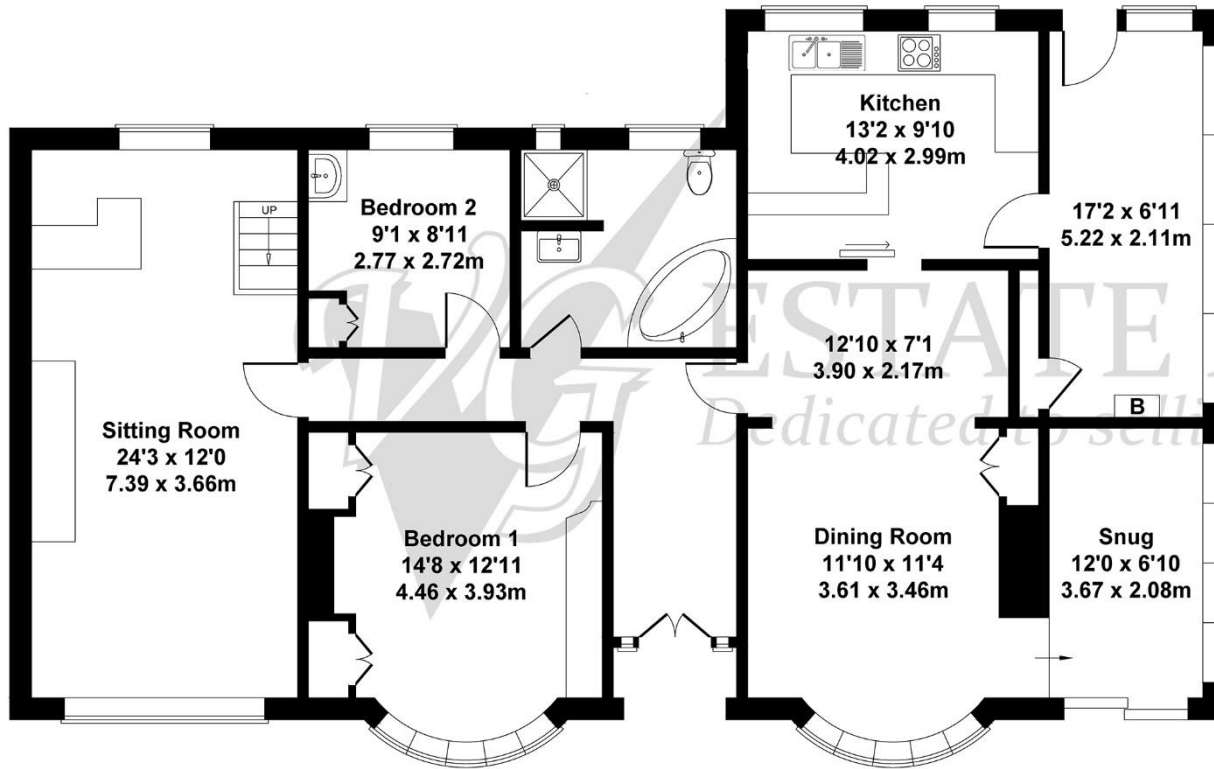
### DIRECTIONS

From Ripponden, take the A58 Halifax Road to Sowerby Bridge. Turn left at the traffic lights into Tuel Lane. At the top turn left into Burnley Road and proceed for 3½ miles to Mytholmroyd. Pass Moderna Way Industrial Park on the left, Ewood Drive on the right then take the next right turn into Brier Hey Lane, just after the left turn into Brier Hey Business Park. Oakdale is the third property on the right, indicated by our For Sale board.





Approximate Gross Internal Area  
1442 sq ft - 134 sq m  
(Excluding First Floor)



GROUND FLOOR



FIRST FLOOR







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