



39 Hullett Drive, Mytholmroyd, Hebden Bridge, HX7 5QR

£240,000

bramleys



Nestled in the sought-after area of Hebden Bridge, this charming 2-bedroom detached property on Hullett Drive offers a fantastic opportunity for those with a vision for transformation. With vacant possession and no upper chain, this property is a blank canvas awaiting a creative touch.

The house boasts an elevated position, providing stunning views of the surrounding area. Although in need of modernisation and improvement, this property presents an exciting project for a family buyer or someone looking to put their stamp on a home.

Featuring 1 reception room and 1 bathroom, along with 2 cosy bedrooms, this house offers ample space for comfortable living. Imagine the possibilities that come with renovating this property to suit your style and needs.



Don't miss out on the chance to own a piece of Hebden Bridge and create a home that reflects your personality and taste. Embrace the potential of this property and turn it into the house of your dreams.

GROUND FLOOR

ENTRANCE PORCH

Access via a uPVC double glazed door into the entrance porch, which gives access to the Lounge.

LOUNGE

Enjoying three uPVC double glazed windows to the front and side elevation and three central heating radiators.

KITCHEN

With a range of wall, drawer and base units, laminate work surfaces over and having a one and a half bowl granite sink and drainer unit. Integral appliances include an electric hob, with extractor hood over, oven and plumbing for a washing machine/dishwasher. There is tiling to the splashbacks, a central heating radiator, a uPVC double glazed window to the side elevation and a uPVC door leading to the side porch.

INNER HALLWAY

Providing access to the loft, two bedrooms and the house bathroom.

BEDROOM

With a uPVC double glazed window to the rear elevation and having a central heating radiator.

BEDROOM

Having a uPVC double glazed window to the rear elevation and a central heating radiator.

BATHROOM

A three piece suite comprising of a low flush w.c, wash hand basin with vanity unit and panelled bath. There is tiling to the splashbacks, a central heating radiator and uPVC double glazed window to the side elevation.

GARAGE

24'2 x 12 (7.37m x 3.66m)

With an up and over door and access to two store rooms.

STORE 1

With a uPVC double glazed window to the front elevation.

STORE 2

A good sized storage room.





OUTSIDE

FRONT EXTERNAL: To the front there is a block paved driveway providing off street parking, which leads to the garage. There is a shrub bed and stairs to either side leading to the porch.

REAR EXTERNAL: To the rear there is a flagged pathway and a sloped garden.

001 BOUNDARIES & OWNERSHIPS:

The boundaries and ownerships have not been checked on the title deeds for any discrepancies or rights of way. All prospective purchasers should make their own enquiries before proceeding to exchange of contracts.

003 TENURE:

Freehold

Leasehold - Term: XXX years from XX/XX/XX / Rent: £XX

Please note, the rent shown is likely to be historic and we would therefore advise all prospective purchasers to clarify the amount with their solicitors prior to the completion of a sale.

*please delete above as applicable

004 COUNCIL TAX BAND:

Band ?

OR

New Build Property - Please note, as this property is a new build / plot the council tax band has not yet been assigned.

005 MORTGAGES:

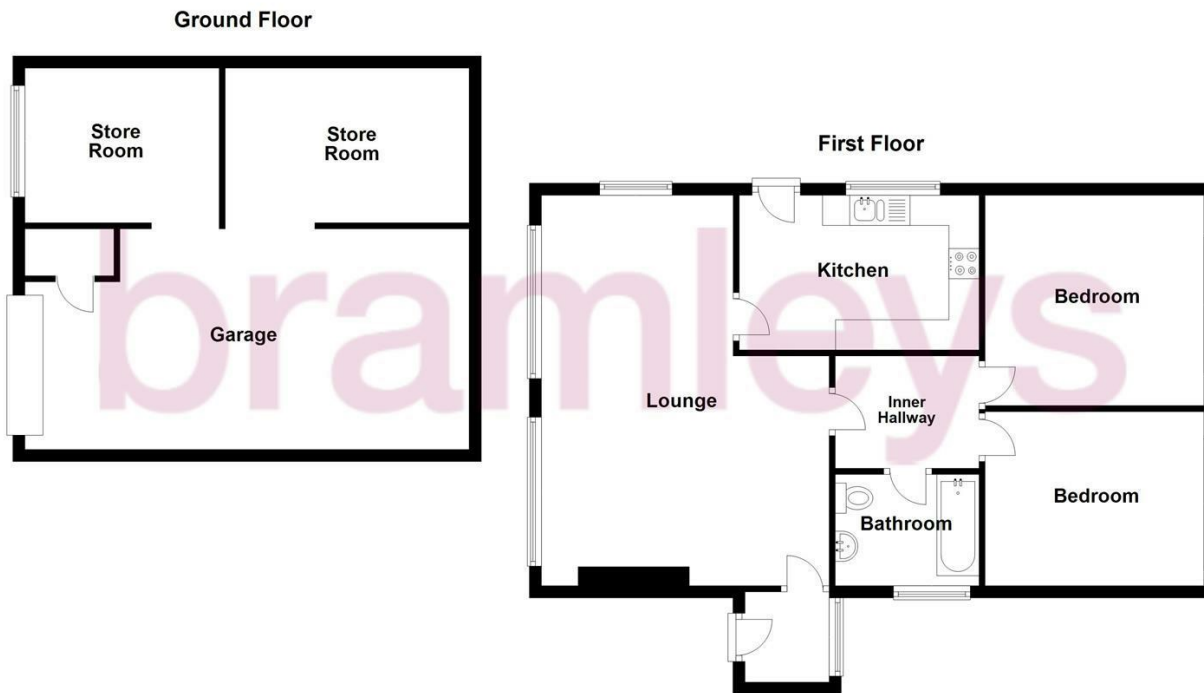
Bramleys have partnered up with a small selection of independent mortgage brokers who can search the full range of mortgage deals available and provide whole of the market advice, ensuring the best deal for you. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

006 ONLINE CONVEYANCING SERVICES:

Available through Bramleys in conjunction with leading local firms of solicitors. No sale no legal fee guarantee (except for the cost of searches on a purchase) and so much more efficient. Ask a member of staff for details.





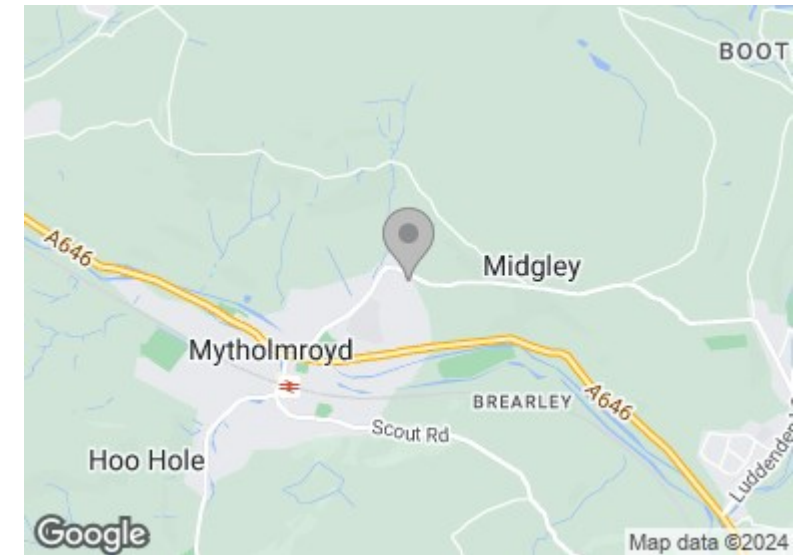


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Bramleys, for themselves and for the Vendors or Lessors of this property, whose Agent they are, have made every effort to ensure the details given have been prepared in accordance with the above Act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance, or metric equivalent, and the measurements given should not be entirely relied upon and purchasers must take their own measurements if ordering carpets, curtains or other equipment.
 2. None of the mains services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left insitu by the vendors.
- PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES. FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY



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