

**LONGFELLOW COURT**  
**APARTMENT 169**  
**MYTHOLMROYD, HEBDEN BRIDGE, HX7 5LG**

**GUIDE PRICE: £99,500**

This delightful two bedroom Apartment is located in the heart of the busy village of Mytholmroyd

**Apartment One Hundred & Sixty Nine** briefly comprises: Hallway, Sitting Room, Kitchen, Two Bedrooms, Bathroom, Mezzanine Gallery/Study, Cloak/W.C. Attractive Balcony overlooks the village of Mytholmroyd to the countryside beyond. Private Parking, Entry-phone System, Double Glazing.



Apartment 169 is situated on the third floor of the apartment building, and is accessed by a secure key fob system. The building has the benefit of lift access to all floors; the position of the apartment is such that it is elevated to give the apartment lovely views over the surrounding area.

Situated in the centre of Mytholmroyd, the property is within 100/150 metres of shops, railway station, the lively market town of Hebden Bridge is approx. 1¼ miles

Ryburne & co has prepared these Sales Particulars upon instruction of the Vendor(s). Services, fittings and equipment referred to within the Sales Particulars have not been tested (unless otherwise stated) and no warranties can be given. Accordingly prospective Buyer(s) must make their own enquiries regarding such matters.

**'L' SHAPED ENTRANCE HALLWAY – 4.63 max x 2.13 max.** Gives access to all rooms 'Veritas' Burglar alarm, 'Farfisa' Entry phone, 'Drayton Thermostat. Smoke Alarm and Fire Alarm.



**LIVING ROOM – (4.85m x 4.73m).** A very light and airy room, uPVC double glazed French doors opening onto Balcony Patio. Two radiators. Access to Kitchen. Storage Cupboard. The French doors open onto the attractive balcony which has views over Mytholmroyd and surrounding countryside

**FITTED KITCHEN – 2.36m max x 2.10m max).** Range of fitted units comprising cupboards and drawers, a tower unit with built-in 'Smeg' fridge/freezer. Complementary work surfaces incorporating a stainless steel sink and drainer and a built in 'Smeg' four ring electric hob. White tiled surround. Other built in units include 'Smeg' oven, Plumbing for washing machine. Double glazed uPVC Window.



**BEDROOM TWO – (3.46m x 2.49m).** Wall mounted radiator. This window overlooks Mytholmroyd.

**BEDROOM ONE – (3.46m x 2.97m).** uPVC Double glazed window overlooking Mytholmroyd. Aerial point & BT phone point Wall mounted radiator.



**FAMILY BATHROOM – (2.54m x 1.95m).** A well appointed bathroom with a three piece suite in white comprising: bath with glass shower screen and over bath chrome 'Mira Excel' shower. Wash hand-basin with chrome fitting and a W.C. Complementary White Tiled surround fully around Bath and ½ tiled around two walls. Chrome towel rail, radiator, ceiling light and a shaver socket.

**CLOAK ROOM** – (1.90m max x 0.96m max). Two piece suite - W.C. and Wash hand basin. Single Radiator. Fuse-box & extra box etc.

**CYLINDER CUPBOARD** – (0.96m x 0.96m) houses Unvented Water Heater, ‘Aztec’ Electric Boiler system.

**MEZZANINE/STUDY**- (4.84 m x 2.66m max) Accessed from Entrance hall, it over looks the living area. It is a light space as it has two ‘Keylite’ Skylights. Radiator. Attractive balustrade

**EXTERIOR** –The car park providing designated parking for one vehicle. Well maintained communal areas. Surrounding the car park are tended lawned areas. The main communal door is controlled by an entry-phone system.

**LOCATION** – From our Hebden Bridge office take the A646 towards Halifax for about 1¼ miles, turn left into Longfellow Court just after the fire station. Follow this road round to the T junction and turn right and continue till you come to the large apartment building.

**VIEWING** – By appointment with Ryburne & Co

