

SEVENTEEN WHITE LEE GARDENS

MYTHOLMROYD
HEBDEN BRIDGE, HX7 5PA

GUIDE PRICE: £135,000

Large attractive mid quasi semi house has well-established landscaped gardens to front and rear. Good views and parking area

Situated in a level position in a much sought after residential area, this property is approximately four hundred metres from Mytholmroyd village centre.



Seventeen White Lee Gardens comprises: Entrance Hall, Sitting Room, Dining Area, Fitted Kitchen, Landing, Two Bedrooms and Bathroom. The property has central heating and double-glazing.

Mytholmroyd has many amenities including excellent schools, Calder High School and Junior and Infant schools are nearby together with shops, a good rail link to Leeds or Manchester and bus stop within twenty metres.



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 the prospective Buyer(s) must make their own enquiries regarding such matters.

ENTRANCE HALL - 1.72 x 1.08m uPVC Double-glazed door. Panelled. Radiator. Stairs to first floor. Glass paneled door to...

SITTING ROOM - 4.09 x 3.72m max. uPVC double glazed window to front, overlooking attractive gardens. Gas fire with marble base. Coved ceiling. Radiators.

DINING AREA - 4.62m max. x 2.26m max. uPVC open planned to Kitchen. Radiator. Under stairs storage. Access to...



KITCHEN – 3.75 x 2.74m. Range of floor and wall cupboards, stainless steel sink, tiled splash backs. uPVC double window to rear and uPVC double glazed door leading to rear garden. Plumbed for automatic washer. Radiator.



First floor

LANDING – Window to side. Access to...

BEDROOM ONE - 3.81 max. x 3.32m max. uPVC Double glazed window to front with beautiful open views. Built-in wardrobes. Radiator. Door to Storage Cupboard.

BEDROOM TWO - 3.14 x 2.73m. + 2.72 x 2.28m (with dressing room). uPVC double glazed window overlooking rear and side. Storage Cupboard housing gas central heating boiler and hot water tank.. Radiator.




BATHROOM – Four-piece suite in Sun King comprising Bath, wash hand basin and white w.c. Shower cubicle with ‘Redring’ shower unit. Fully tiled. uPVC window to side. Radiator.

EXTERNAL - The property has mature **GARDENS** to front and rear with shrubs, lawns and mature flower borders. Wooden shed. Security lights

VIEWING - By appointment with our office.

LOCATION – From our Hebden Bridge office turn right along the A646 for approximately one and a half miles. Pass through Mytholmroyd centre and Russell Dean Furniture Stores. White Lee Gardens is approximately one hundred and fifty yards on the left. (Just past the bus shelter).

Energy Performance Certificate 

17 Whitelee Gardens
HEBDEN BRIDGE
West Yorkshire
S67 5PA

Dwelling type: Mid terrace house
Date of assessment: 14 September 2009
Date of certificate: 14 September 2009
Reference number: 0483-6324-6500-1744-0006
Total floor area: 83 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating		Environmental Impact Rating (CO ₂)	
Current	Potential	Current	Potential

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	294 kWh/m ² per year	222 kWh/m ² per year
Carbon dioxide emissions	4.1 tonnes per year	3.1 tonnes per year
Lighting	£77 per year	£42 per year
Heating	£243 per year	£200 per year
Hot water	£152 per year	£118 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much fuel will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.