



HOME

MARKETING & MANAGEMENT

MABEL STREET, HEBDEN BRIDGE HX7 5LP

£850 PCM



Back to Back Terrace
Three Bedrooms (2 Double)
Good Sized Single Bedroom
Shower Room & Bathroom
Open Plan Living Area
Patio Garden. Cellar
Excellent Commuting Links
Gas Central Heating; Dbl Glazed
Deposit £980.00
Available Now. Unfurnished

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£850 PCM

GENERAL DESCRIPTION

Before a viewing can be obtained, please contact the office for a link to complete a Canopy rent passport

A three bedroom terraced property with accommodation to three floors situated in the sought after location of Mytholmroyd, Hebden Bridge. Will be of particular interest to families and professionals seeking a well located and well presented home which benefits from: spacious living room with log burner; fitted kitchen; modern three piece shower room and bathroom; two double bedrooms (one with fitted storage); front patio garden; views over playing fields; Upvc double glazing; gas central heating with combination boiler. Offers good commuting access to Halifax, Manchester and Leeds as well as access to cafes, bars, shopping facilities and restaurants in both Mytholmroyd itself and Hebden Bridge. An early inspection is recommended to appreciate the style, size and location of the accommodation on offer. Sorry no pets. Sorry no smokers. Available Now. Unfurnished. Deposit £980.00.

ROOM MEASUREMENTS

KITCHEN AREA 11' 5" x 5' 7" (3.48m x 1.7m)

LIVING AREA 14' 0" x 11' 10" (4.27m x 3.61m) MAX

1ST FLR STAIR & LANDING 10' 4" x 2' 9" (3.15m x 0.84m)

DOUBLE BEDROOM 1 11' 0" x 8' 8" (3.35m x 2.64m) MAX

BEDROOM 3 8' 10" x 7' 1" (2.69m x 2.16m) MAX

SHOWER ROOM 7' 5" x 5' 0" (2.26m x 1.52m) MAX

2ND FLR BATHROOM 7' 5" x 6' 9" (2.26m x 2.06m)

2ND FLR DBL BEDROOM 2 10' 8" x 9' 4" (3.25m x 2.84m) MAX

CELLAR 14' 4" x 6' 1" (4.37m x 1.85m) MAX

HOLDING DEPOSIT

A holding deposit equal to one week's rent as agreed will be due upon application for this property before it is removed from the market.

Upon the successful completion of your background checks the holding deposit will be placed on your tenancy account as a part payment of the first month's rent instalment.

Should all information on the application forms be found to be accurate and yet the landlord chooses not to grant a tenancy then the holding deposit will be returned in full.

COUNCIL TAX BAND

A

OPENING HOURS

Pudsey Office

Monday to Friday

Saturday

Sunday & Bank Holidays

8.30am – 5.00pm

9.00am – 1.00pm

Closed



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Details are compiled from observation and information supplied by the vendors. Measurements have been taken with an electronic measure and, whilst believed to be accurate, may be subject to variation or mechanical error. Services and appliances have had only a visual inspection and have not been tested by HomeMM.

