



## 2 bed apartment to buy in HX7

Pecket Well Mill, Hebden Bridge, West Yorkshire, HX7 8QY

**£150,000** Starting Bid

 x2  x1  x1

Tenure

**Leasehold**

Allocated parking

## Property features

- ✓ For Sale By Online Auction - T&C's Apply
- ✓ Open Plan Living Room & Dining Kitchen
- ✓ Modern First Floor Apartment
- ✓ Two Double Bedrooms
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band C
- ✓ EPC Rating: D
- ✓ Heating supply: Ducted Air

## Description

For Sale By Online Auction. Starting Bid £150,000. Terms And Conditions Apply

We are delighted to offer for sale this modern first floor apartment which available with no upward chain and is located in the highly sought after village of Pecket Well which gives easy access to Hebden Bridge.

The property comprises of an entrance vestibule, a spacious and light open plan living room with a dining area and a modern fitted kitchen with integrated appliances, two double bedrooms (the master bedroom with an en-suite bathroom) and an additional shower room. Externally there is allocated parking.

Council Tax Band: C

Tenure: Leasehold

Annual Ground Rent Amount: £125.00

Annual Service Charge Amount: £2,160.00


Price: Starting Bid £150,000

Property Type: Apartment

Parking: Allocated

Heating: Ducted Air



| Energy Efficiency Rating                           |         |   |
|--|---------|---|
|  | Current | Potential   |
| <i>Very energy efficient - lower running costs</i> |         |   |
| (92-100) <b>A</b>                                  |         |   |
| (81-91) <b>B</b>                                   |         |   |
| (69-80) <b>C</b>                                   |         | 80  |
| (55-68) <b>D</b>                                   | 66      |   |
| (39-54) <b>E</b>                                   |         |   |
| (21-38) <b>F</b>                                   |         |   |
| (1-20) <b>G</b>                                    |         |   |
| <i>Not energy efficient - higher running costs</i> |         |   |
| <b>England, Scotland &amp; Wales</b>               |         | EU Directive 2002/91/EC  |

Pecket Well Mill, Hebden Bridge, West Yorkshire, HX7 8QY

Contact your local branch today for more information on this property:

**HEAD OFFICE 1 PAVILION SQUARE, WESTHOUGHTON, BOLTON, LANCASHIRE, BL5 3AJ,**  
<https://www.simply-residential.co.uk/>

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