



**Aspinall Street
, Mytholmroyd , Hebden Bridge , HX7 5NL**
2 bedroom house available now £795 pcm

Well presented, recently refurbished 2-bedroom property situated in Mytholmroyd Village, which offers views over the roof tops of Mytholmroyd to the Pennine Hills beyond is available for immediate occupation. The property has double glazing, central heating and is set over four floors, comprises of a good size basement



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KITCHEN - 4.70m (15'6") x 2.97m (9'9")
Integrated Electric Oven and Hob, inset stainless steel sink, built in cupboards, wood effect work tops, double glazing to side elevation.

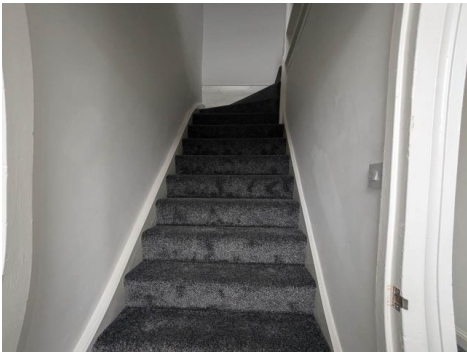
LIVING ROOM - 4.06m (13'4") x 3.38m (11'2")
Carpet, central heating radiator, double glazing to front.

BATHROOM - 2.39m (7'11") x 1.66m (5'6")
3 piece white suite with shower over bath, part tiled.

BEDROOM 1 - 2.37m (7'10") x 2.22m (7'4")
Carpet, Double Glazing Central heating

BEDROOM 2 - 4.38m (14'5") x 3.40m (11'2")
Carpet, Gas central heating, Double Glazing

DIRECTIONS:



Rental Procedure

Call the office to arrange a viewing of the property. If you wish to apply for the property, complete the application form and return to our offices. There is no fee to apply and no fee if your application is chosen to proceed.

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.

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
95-100	A		95-100	A	
81-94	B		81-94	B	
69-80	C		69-80	C	
55-68	D		55-68	D	
43-54	E		43-54	E	
31-42	F		31-42	F	
13-30	G		13-30	G	
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

Property Ref: inst-4512

Creation Date: 17/05/2025

IMPORTANT INFORMATION
For clarification, we wish to inform the prospective tenant that we have prepared these details as a general guide. The agent has not carried out a detailed survey nor tested the services, appliances, or specific fittings (unless otherwise stated), and no warranty can be given as to their condition. All room measurements are taken at floor level. We strongly recommend that all the information which we provide about the property is verified by yourself and your advisers. The contents of this publication are © Patchett Homes Ltd, 2025. Patchett Homes Ltd Registered in England and Wales No. 08512191