



## 9 Sandhall Avenue

Pellon, Halifax, HX2 0DN

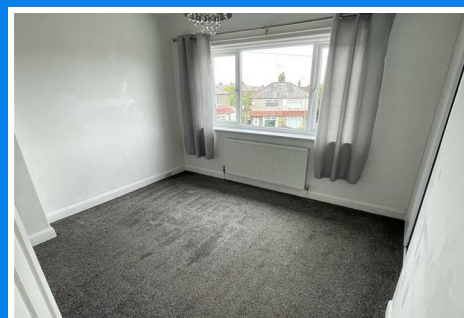
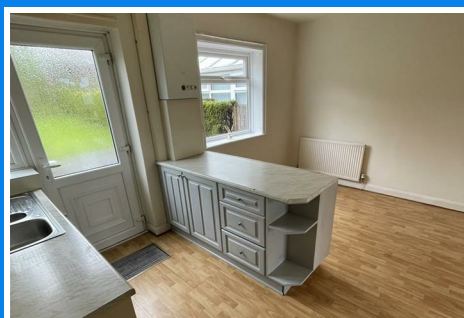
Offers Around £139,950



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This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway.

Located in the Pellon area on a quiet residential cul-de-sac we have to offer a well-kept two bedroom mid-terrace property.

The accommodation in brief comprises: an entrance lobby, a living room, a kitchen/diner, house bathroom and two double bedrooms. Externally the property benefits from a large garden to the rear, a small yard to the front and a private driveway.

Close to local amenities and good local schooling at both primary and secondary level. A short distance to Halifax Town Centre. Excellent transport links via the M62 motorway network to Manchester and Leeds. Viewings are highly recommended- please contact SW Property to arrange a viewing!

## Entrance Porch

Useful porch to reception hall.

## Hallway

Stairs to first floor accommodation and door to living room.

## Living Room

13'91 x 11'76 (3.96m x 3.35m)

A window to the front and an electric fire. A good-sized living room.

## Kitchen/Diner

14'5 x 9'59 (4.39m x 2.74m)

Grey wall and base units, inset stainless steel sink and drainer. Space for appliances. A window to the rear

and an external door to the rear. A door to the storage cellar.

## Landing

Access to the loft via loft hatch with drop down ladder. The loft is boarded.

## Bedroom One

11'76 x 10'96 (3.35m x 3.05m)

A good-sized double bedroom with windows to the front elevation. Benefits from fitted wardrobes with sliding doors.

## Bedroom Two

10'25 x 8'76 (3.05m x 2.44m)

A good-sized double bedroom with windows to the rear elevation.

## Bathroom

5'45 x 7'29 (1.52m x 2.13m)

A house bathroom comprising a three piece suite: a wc, handbasin and bath with shower over. Part tiled, storage cupboard and a obscured window to the rear.

## External

Externally benefitting from a garden to the rear, a paved front garden and a private driveway for two cars.

## Directions

For Satnav please use the postcode HX2 0DN.

## Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

## Viewings

Viewings are strictly by appointment only. Please contact SW Property.

## Disclaimer

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service

reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SW PROPERTY NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

**Peter David Properties Ltd**  
Residential Sales and Lettings

**GROUND FLOOR**

DOWN TO CELLAR

PORCH

KITCHEN/DINER

LOUNGE

**1ST FLOOR**

BATHROOM

BEDROOM 2

LANDING

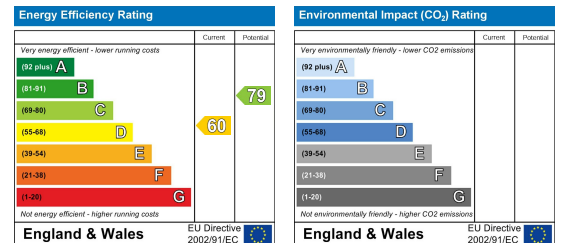
BEDROOM 1

Measurements and layout for guidance only  
All storage spaces may not be displayed.

## Viewing

Please contact us on 01422 415776 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.