



13 Park Place East

Lightcliffe, Halifax, HX3 8BA

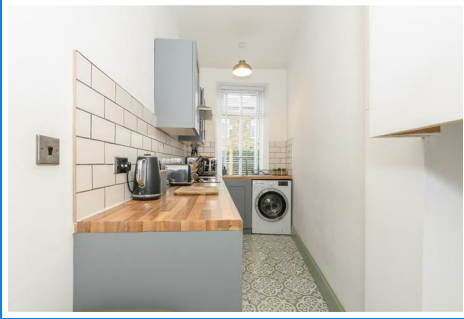
O.I.R.O £155,000



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A beautifully presented and well sized, two bedroom end of terrace which has undergone a full renovation and restoration by it's current owners.

The home is situated at the end of a quiet residential street in the popular village of Lightcliffe. Close to local schools, amenities and transport links, the home is ideal for young families.

With a lovely, private front garden, there is outdoor space to enjoy on sunny days, with fencing providing privacy and a low maintenance approach. Internally the home comprises a spacious living room, kitchen, two double bedrooms, and a well appointed bathroom suit. There is also a cellar providing additional storage space.

To discover more please contact us to arrange your viewing.

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

Living Room

A spacious living room overlooking the front of the home with a feature fireplace, laminate flooring, and access to the cellar and kitchen.

Kitchen

A kitchen with wooden wall and base units, complementary worktops with inset stainless steel sink and drainer. Metro tile splashback. Integrated oven, hob and extractor fan, space and plumbing for a washing machine. Geometric style floor.

Bedroom One

A double bedroom overlooking the front of the home with dual windows allowing plenty of natural light. A bright and neutral colour scheme.

Bedroom Two

A second double bedroom to the front of the home, neutral decor.

Bathroom

A spacious new bathroom suite with a bath tub and over bath shower, sink and w/c.

Cellar

Ideal for storage space.

External

The garden to the front of the home is fenced, with artificial lawn providing the perfect environment in which to relax and entertain on sunny days. Private

Directions

For Satnav please use the postcode HX3 8BA

Viewings

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

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.

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 PETER DAVID PROPERTIES NOR

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