

# Peter David

# Properties Ltd

Residential Sales and Lettings



**Plane Tree Nest,**  
**Offers Over £200,000**





\*\*\*\* UNEXPECTEDLY RE-ADVERTISED \*\*\*\* Peter David Properties are delighted to offer for sale this THREE BEDROOM DETACHED FAMILY HOME with off road parking and views across the countryside. Beautifully presented and ready to move in to. This property really does need to be viewed to be fully appreciated. Being close to Halifax town centre offering a range of amenities with local shops, cafes and supermarkets as well as excellent transport links.

The internal accommodation briefly comprises of, a large living room, kitchen diner, downstairs WC, three double bedrooms and house bathroom. Large garage/ utility room and an enclosed patio garden with artificial grass where you can sit out and enjoy the views.

- DETACHED FAMILY HOME
- THREE BEDROOMS
- ENCLOSED PATIO GARDEN
- OFF ROAD PARKING
- VIEWS ACROSS THE VALLEY
- CONVENIENT LOCATION
- EPC RATING - D
- COUNCIL TAX BAND - C

## Accommodation

### Living room

18'6" x 12'5" (5.65 x 3.8 )

A spacious living room with a feature fireplace, two double glazed windows enjoying views across the valley, central heating radiator and double glazed patio doors leading to the garden.

### Dining kitchen

18'3" x 10'0" (5.57 x 3.05 )

Modern fitted kitchen with a range of matching wall and base units with complementary work surfaces, one and a half bowl stainless steel sink, integrated electric oven, four ring gas hob and space for an American fridge freezer. Two double glazed windows, central heating radiator and space for a dining table and chairs.

## First floor

### Bedroom one

12'4" x 10'0" (3.77 x 3.05)

Double bedroom with double glazed window and central heating radiator.

### Bedroom two

9'1" x 10'11" (2.77 x 3.35)

Double bedroom with double glazed window and central heating radiator.

### Bedroom three

9'0" x 10'11" (2.75 x 3.35)

Double bedroom with double glazed window and central heating radiator.

### Bathroom

9'4" x 6'4" (2.85 x 1.95)

Partly tiled with a white three piece suite which comprises of, bath, pedestal wash hand basin, shower cubicle with mixer shower, low flush WC, chrome towel warmer and double glazed window.

### Garage

13'1" x 16'4" (4 x 5)

A large garage with a remote controlled electric up and over door, power, lighting and a utility area with cupboards, a stainless steel sink and drainer and plumbing for a washing machine.

### External

To the front of the property there is a driveway providing off road parking, steps then lead up to the property. To the front of the property there is an enclosed garden with a patio and an area with artificial grass. A great space for entertaining in the summer months.

### Directions

Please use post code HX2 7PR for sat nav directions.

### PLEASE NOTE

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 ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



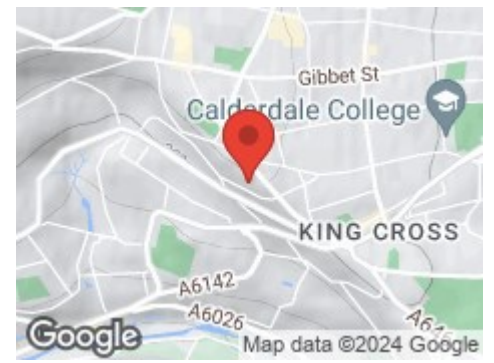
## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

**Peter David Properties Ltd**  
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Front Ground

**HX2 7PR**  
Internal - 108m<sup>2</sup>

1st Floor

**Bathroom**  
2850 x 1950

Lower

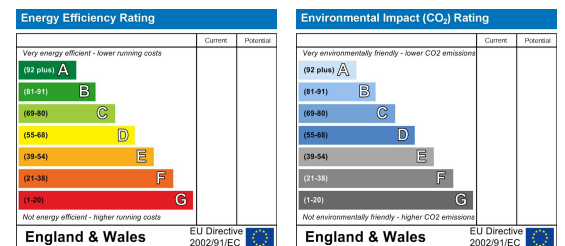
**Garage**  
4000 x 5000

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

## Viewing

Please contact us on 01422 366 948 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.

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