

# Peter David

# Properties Ltd

Residential Sales and Lettings



**Hastings Way, Free School Lane**

**£167,000**





Peter David properties are delighted to bring this TWO BEDROOM through terrace to the market. This property would make a perfect home for a first time buyer or investor. Located in a popular area, off free school lane close to the Calderdale Royal Hospital and Savile Park giving easy access to the M62 network.

The property briefly comprises of an entrance hallway leading to the kitchen, living room and downstairs w/c. A staircase then leads to the first floor where you will find 2 bedrooms and family bathroom. As one would expect the property benefits from gas central heating and double glazed throughout.

- TWO BEDROOMS
- TOWN HOUSE
- POPULAR LOCATION CLOSE TO SAVILE PARK
- IDEAL FOR FIRST TIME BUYERS
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- OFF ROAD PARKING
- ENCLOSED GARDEN
- EPC RATING C
- COUNCIL TAX BAND B

## Accommodation

### Entrance hall

With cupboard and access to downstairs WC

### Kitchen

With a range of matching wall and base units. Integrated oven and gas hob, space for a washing machine and undercounter fridge. Double glazed window.

### Livingroom

With a feature electric fire and surround, two central heating radiators, double glazed window and double glazed door leading to the rear enclosed garden and stairs leading to the first floor.

### Downstairs WC

White suite with low flush WC and wash hand basin. Central heating radiator.

### First floor

### Bedroom one

Built in wardrobe and an additional storage cupboard. Central heating radiator and double glazed window.

### Bedroom two

Double glazed window and central heating radiator.

### Bathroom

White three piece suite with mixer shower over the bath, electric shaving point and extractor fan.

### External

To the front of the property there is a driveway providing off road parking and path leading up to the front door. To the rear there is a good size enclosed garden.

### Directions

Please use post code HX1 2QB 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

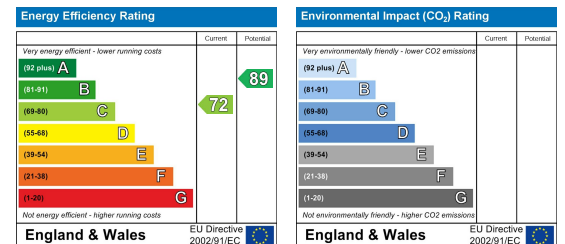


## Floor Plan

## 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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