

# Peter David

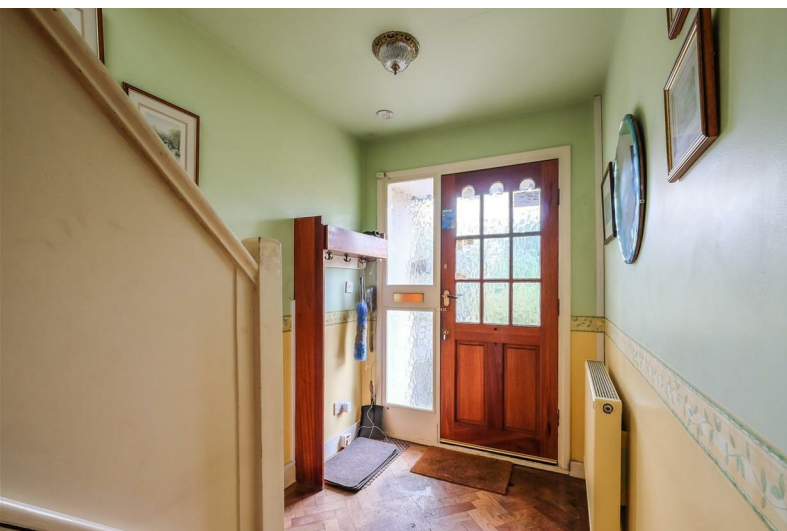
# Properties Ltd

Residential Sales and Lettings



**Heathfield Terrace,**

**£189,999**





It is with great pleasure Peter David bring this THREE BEDROOM property to market, sold with no upward chain. Set within this prestigious area of Calderdale, this residence will make a super family home, with parquet flooring downstairs. This property is in need of modernisation which is reflected in the price.

The internal accommodation briefly comprises of entrance hallway, living room, kitchen, dining room, three bedrooms and a house bathroom. Externally there are gardens to the front and rear with the added benefit of a garage.

Good schools are nearby including the 'All Saints Primary School', 'Crossley Heath Grammar School' and 'The Gleddings Preparatory School'. There are ample facilities and amenities close by and Savile Park is only a short walk away. Halifax centre is a short 10 minute drive and the M62 network provides excellent commuter links to those working further afield.

- THREE BEDROOMS
- NO UPWARD CHAIN
- POPULAR LOCATION
- IN NEED OF MODERNISATION
- GREAT POTENTIAL
- GARAGE
- GARDENS FRONT AND REAR
- EPC RATING - E
- COUNCIL TAX BAND - C

## Accommodation

### Entrance Hall

### Lounge

11'3" x 13'5" (3.45 x 4.1)

### Dining Room

10'0" x 10'2" (3.05 x 3.12)

### Kitchen

7'11" x 19'3" (2.42 x 5.87)

## First Floor

### Bedroom one

11'5" x 13'5" (3.5 x 4.1)

### Bedroom two

10'0" x 10'2" (3.05 x 3.12)

### Bedroom three

5'10" x 13'5" (1.8 x 4.1)

### Bathroom

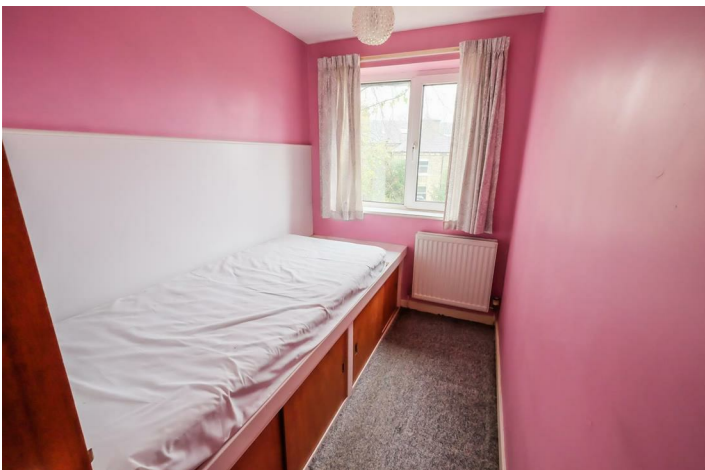
7'4" x 5'5" (2.25 x 1.67)

## Directions

Please use post code HX3 0AD 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



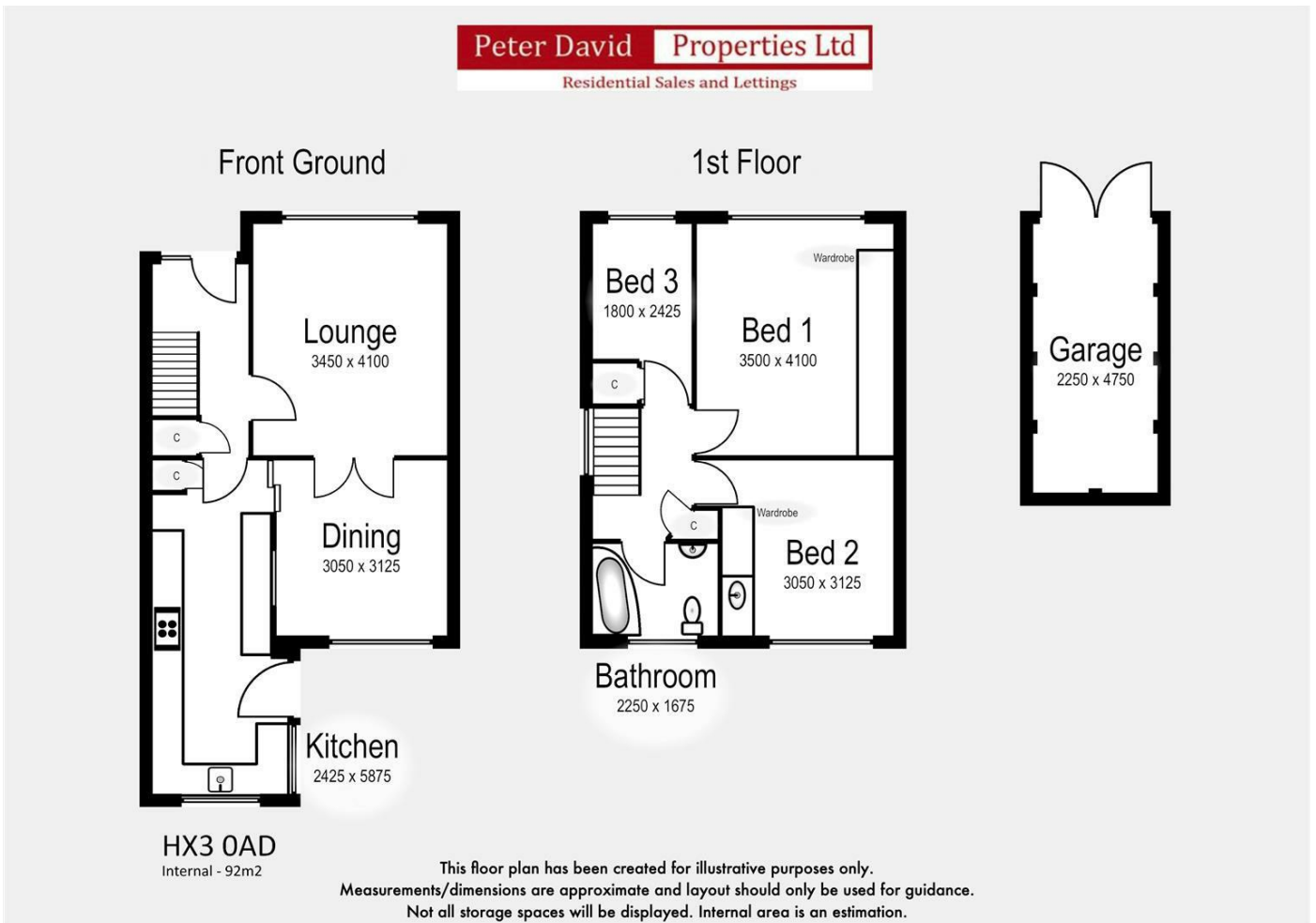
## Hybrid Map



## Terrain Map



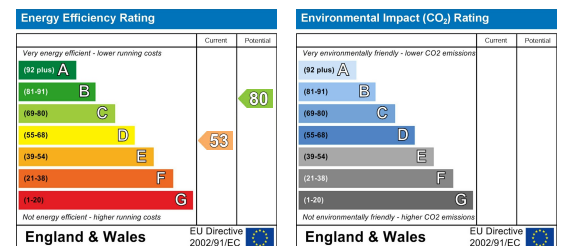
## Floor Plan



## 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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