

Peter David

Properties Ltd

Residential Sales and Lettings



Delph Hill Road,

Offers Around £229,995





In need of a program of full refurbishment, Peter David Properties are delighted to bring to market this deceptively spacious DETACHED, TWO/THREE BEDROOM home with off road parking, decked area and garden. Originally a bakery, this home hold a lot of its original character, including original cast iron range, original wooden floors & stripped pine doors.

Although the property requires some modernising, which is reflected in the asking price, an internal inspection is essential to appreciate the size of the accommodation on offer. Ideally suited to a property developer or builder.

Set over three floors the internal accommodation briefly comprises of a lounge and dining room. To the first floor there are two bedrooms and a house bathroom. To the lower ground floor you will find the kitchen, bedroom 3/ office and en suite.

Located in this sought after residential location. The property provides easy access to the local amenities of Sowerby Bridge and Halifax town centre.

- DETACHED PROPERTY
- SOLD WITH NO UPWARD CHAIN
- OFF ROAD PARKING
- TWO/ THREE BEDROOMS
- SOUGHT AFTER LOCATION
- IN NEED OF MODERNISATION
- EPC RATING - E
- COUNCIL TAX BAND - C

Accommodation

Lounge

12'9" x 14'11" (3.9 x 4.55)

With a feature stove and red brick surround, three windows providing ample natural light, central heating radiator and patio doors leading to the garden.

Dining room

10'9" x 11'9" (3.3 x 3.6)

With a feature fireplace, picture rail, coving and ceiling rose. Large window and a central heating radiator.

Lower ground floor

Kitchen

10'8" x 14'11" (3.27 x 4.55)

A range of matching wall and base units with solid wood work surfaces. Belfast sink, integrated dishwasher, four ring gas hob, integrated electric oven and stainless steel extractor hood. Breakfast bar, two windows and an under stairs storage cupboard with plumbing for a washing machine and tumble dryer.

Bedroom three/ Office

11'7" x 11'6" (3.55 x 3.52)

A useful addition to this home, with original cast iron range. Window and door providing access to the en suite.

En suite

8'10" x 4'3" (2.7 x 1.3)

Fully tiled with a white two piece suite which comprises of a wash hand basin, low flush WC and walk in shower.

First floor

Bedroom one

10'9" x 11'10" (3.3 x 3.62)

Double bedroom with built in wardrobes, original cast iron fireplace, central heating radiator and large window.

Bedroom two

12'10" x 8'4" (3.92 x 2.55)

Double bedroom with a central heating radiator and large window.

Bathroom

9'0" x 6'1" (2.75 x 1.87)

Partly tiled with a white three piece suite which comprises of a shower over the bath, low flush WC, pedestal wash hand basin, chrome towel warmer and frosted window.

External

The property is situated on a corner plot with off road parking and a garden with a decked area.

Directions

Please use post code HX2 7EL 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



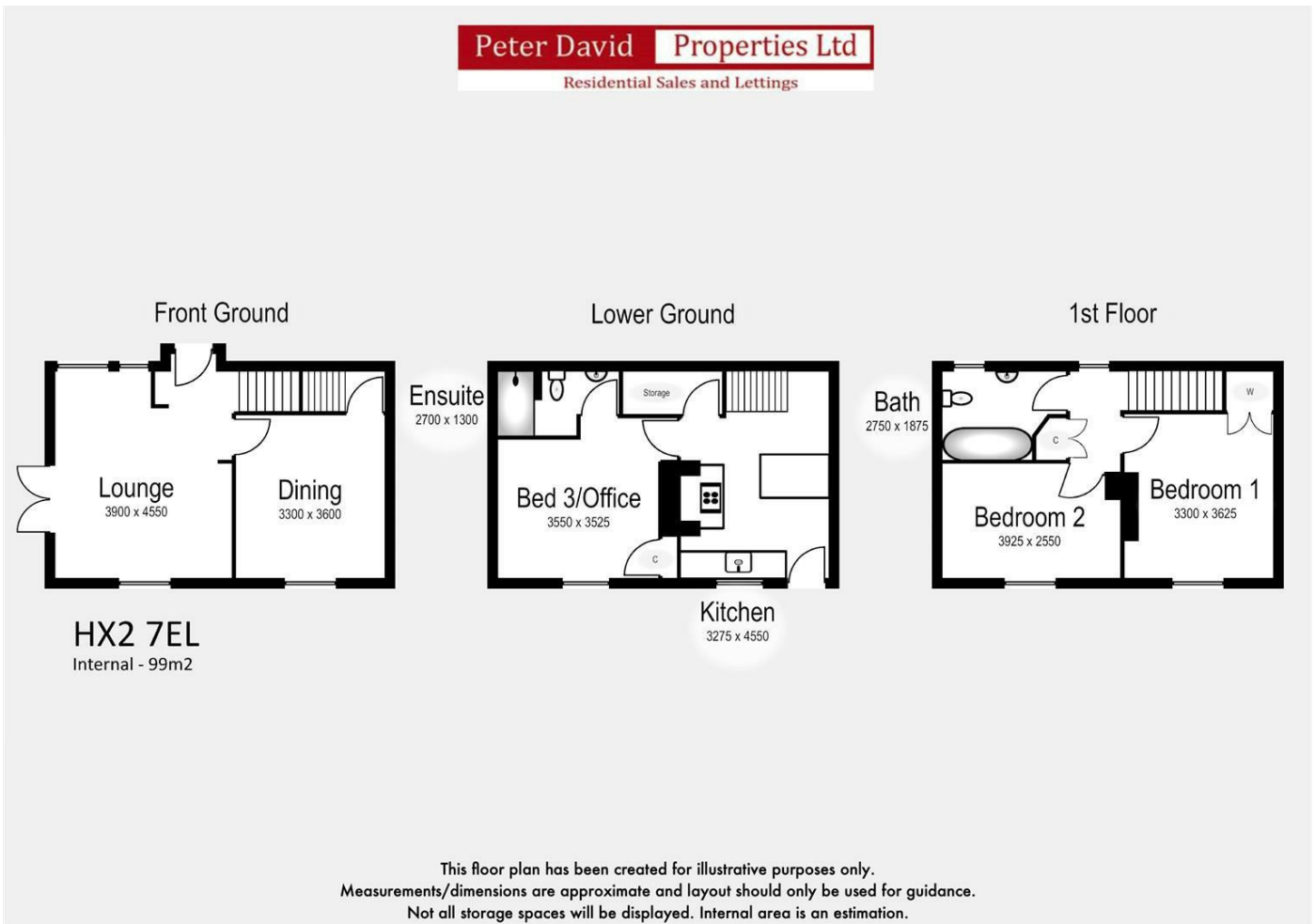
Hybrid Map



Terrain Map



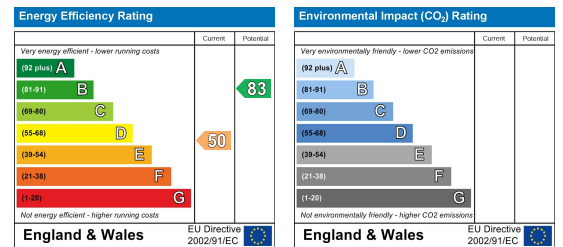
Floor Plan



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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