

Peter David

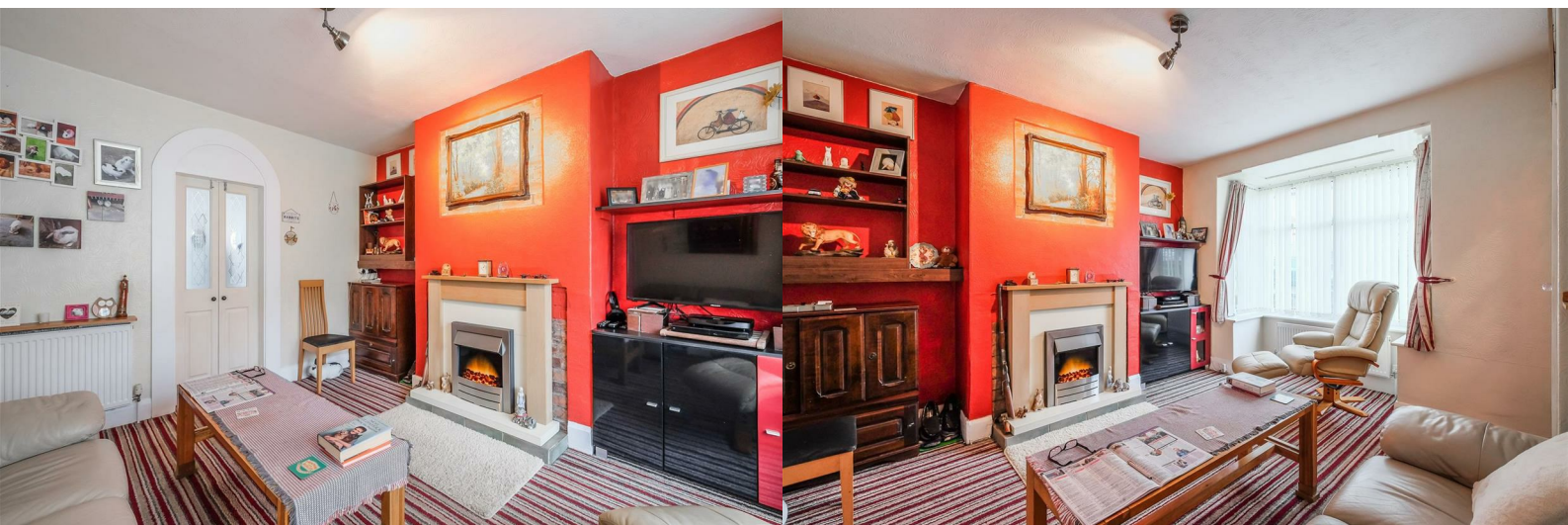
Properties Ltd

Residential Sales and Lettings



Holme Road, Warley

£170,000





Peter David are delighted to bring to market this delightful TWO BEDROOM MID TERRACE HOME. Situated in this sought after village of Warley, ideal for first time buyers or those looking to downsize.

The accommodation briefly comprises of an entrance vestibule, lounge, dining kitchen. To the first floor there are two bedrooms and a house bathroom. Externally there is a garden to the front and a south facing garden to the rear.

This property is located in the heart of Warley which is a well regarded village with countryside walks nearby, a popular bistro pub 'The Maypole' serving the local community and a regular bus service passes through the village. The commute to Halifax is a short 10 minute drive away, and for those travelling further afield the M62 network provides access to the Leeds/Manchester commuter belt.

- TWO BEDROOMS
- THROUGH TERRACE
- SOUTH FACING GARDEN
- SOUGHT AFTER LOCATION
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- EPC REGISTER - D
- COUNCIL TAX BAND - B

Accommodation

Entrance vestibule

Enter the property via a UPVC door.

Lounge

12'1" x 14'3" (3.7 x 4.35)

With a feature electric fire with surround, double glazed bay window and a central heating radiator.

Kitchen

15'1" x 8'8" (4.6 x 2.65)

With a range of matching wall and base units and complementary work surfaces. Tiled splashback, sink with mixer tap, four ring gas hob, extractor hood and integrated electric oven and grill. Space for a free standing fridge freezer, washing machine and dishwasher (included) . Space for a dining table and chairs, central heating radiator and double glazed patio doors leading to the rear garden.

First floor

Bedroom one

12'3" x 10'0" (3.75 x 3.07)

Double bedroom with built in wardrobes, central heating radiator and a double glazed window.

Bedroom two

7'11" x 9'1" (2.42 x 2.77)

A small double bedroom with a central heating radiator and double glazed window.

Bathroom

6'11" x 5'6" (2.12 x 1.7)

With a white three piece suite which comprises of a shower over the bath, vanity unit wash hand basin, low flush WC and a frosted double glazed window.

External

To the front of the property there is a gravelled garden with a flagged path leading to the front door. On street parking. To the rear there is an enclosed south facing garden, with a flagged patio, lawn and garden shed with power.

Directions

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

PLEASE NOTE

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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.
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