

Peter David

Properties Ltd

Residential Sales and Lettings



Holme Road, Warley

Offers In The Region Of £260,000





Peter David are delighted to bring to market this EXTENDED THREE BEDROOM HOME. Situated in this sought after village of Warley. The perfect family home with gardens to front, side and rear, a garage and off road parking.

The accommodation briefly comprises of a porch, entrance vestibule, lounge, dining room, kitchen, downstairs WC and a cellar/utility room. To the first floor there are three bedrooms, walk in wardrobe, shower room and a house bathroom. Externally there is a driveway and a detached garage, to the rear there is a large enclosed garden.

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.

- THREE BEDROOMS
- EXTENDED FAMILY HOME
- OFF ROAD PARKING
- DETACHED GARAGE
- LARGE REAR GARDEN
- CELLAR/UTILITY ROOM
- EPC RATING - D
- COUNCIL TAX BAND - C

Accommodation

Side porch

Hallway

A useful space to keep your coats and boots, with a storage cupboard, and access to the ground floor WC.

WC

Fully tiled with a white two piece suite which comprises of a low flush WC, wash hand basin, central heating radiator and a double glazed window.

Kitchen

15'1" x 6'8" (4.6 x 2.05)

With a range of matching wall and base units, complementary work surfaces and tiled splash back. One and a half bowl sink and drainer, integrated oven and grill, four ring gas hob and extractor hood. Space for a free standing fridge freezer. Space for a small dining table and chairs, two double glazed windows and door providing access to the cellar.

Cellar/ Utility room

7'11" x 7'6" (2.42 x 2.3)

Lounge

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

A good size lounge with a feature electric fire and surround, double glazed bay window and a central heating radiator.

Dining room

11'9" x 11'5" (3.6 x 3.5)

A spacious dining room with two double glazed windows and a central heating radiator.

First floor

Bedroom one

12'3" x 13'3" (3.75 x 4.05)

Double bedroom with two double glazed windows and a central heating radiator.

Walk in wardrobe

7'2" x 5'5" (2.2 x 1.67)

Large wardrobe providing ample storage and a central heating radiator, door leading to the shower room.

Shower room

4'9" x 5'5" (1.45 x 1.67)

Fully tiled with a shower cubicle, towel warmer and a double glazed window.

Bedroom two

15'1" x 10'0" (4.6 x 3.05)

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

Bedroom three

7'10" x 9'0" (2.4 x 2.75)

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

Bathroom

7'2" x 5'8" (2.2 x 1.75)

Partly tiled with a white three piece suite which comprises of a bath, low flush WC, vanity unit wash hand basin, towel warmer and frosted double glazed window.

External

To the front of the property there is a driveway providing off road parking and a detached garage. To the side of the property there is a patio and gravelled area and to the rear there is a good size garden with a lawn and variety of well established plants and shrubs.

Directions

Please use post code HX2 7RP 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 WHATSOEVER IN RELATION TO THIS PROPERTY.
6. A footpath right of way exists behind the property for neighbours.



Road Map



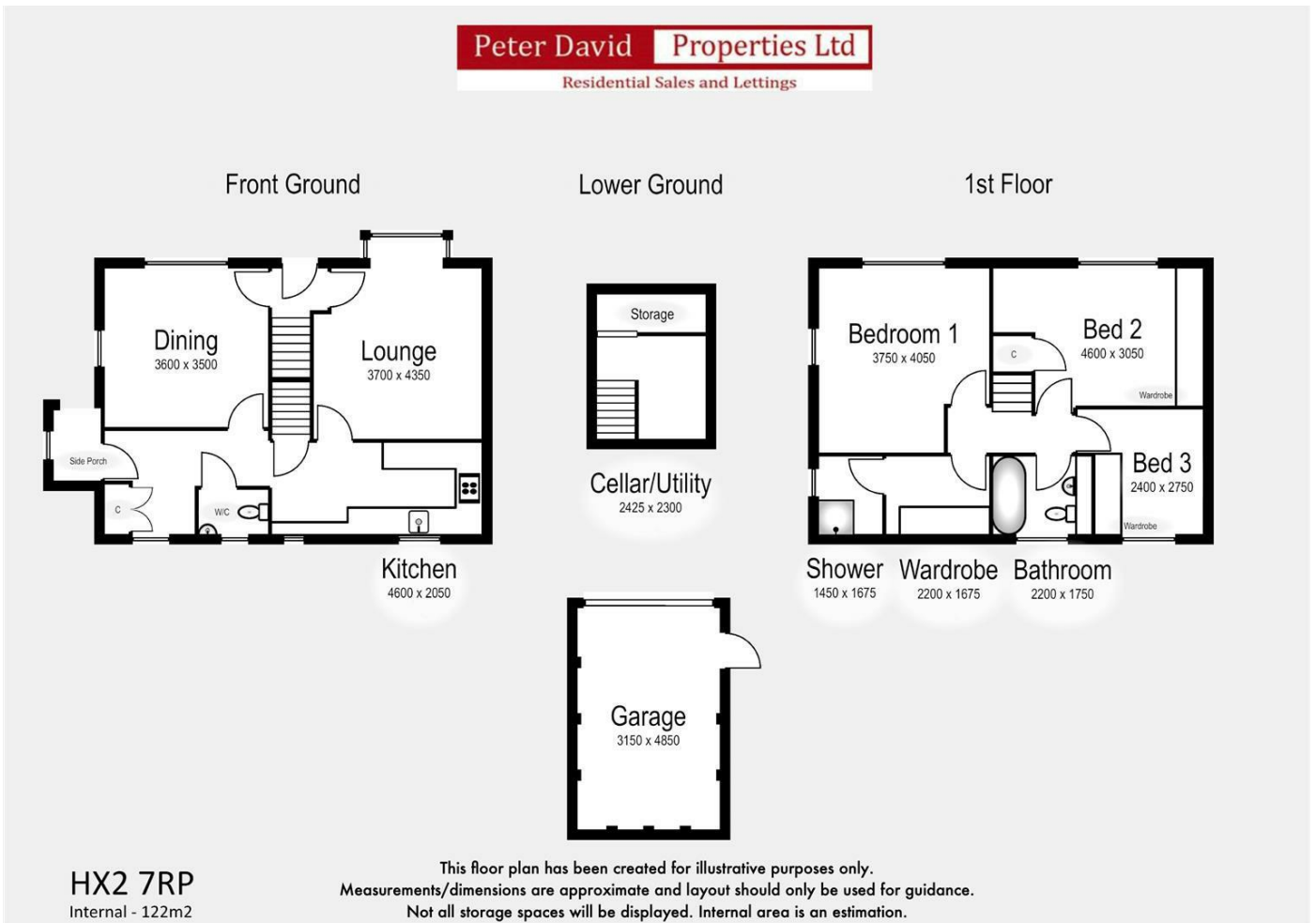
Hybrid Map



Terrain Map



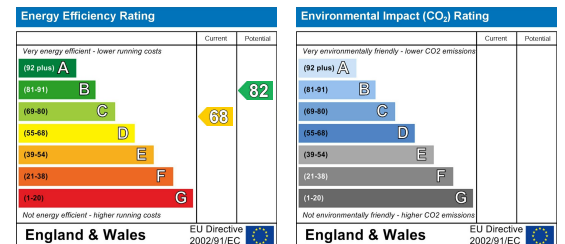
Floor Plan



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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