

Peter David

Properties Ltd

Residential Sales and Lettings



Mount Pellon Road,

Offers Over £160,000





Peter David Properties are pleased to bring to market this charming property located on Mount Pellon Road in Halifax! Sold with the benefit of no upward chain. This delightful semi detached house boasts a cosy reception room, two bedrooms, and a house bathroom. The addition of a utility room and a convenient ground floor WC adds to the appeal of this wonderful home.

Situated in a popular location, this property offers a perfect blend of comfort and convenience. The reception room provides a warm and inviting space to relax and entertain guests. The two well-appointed bedrooms are ideal for a small family or those in need of a guest room or home office.

Don't miss the opportunity to make this lovely property your new home.

- TWO BEDROOM
- SEMI DETACHED
- SOLD WITH NO UPWARD CHAIN
- IDEAL FOR FIRST TIME BUYERS
- UTILITY ROOM
- GROUND FLOOR WC
- GARDENS TO THE FRONT AND REAR
- COUNCIL TAX BAND - B
- EPC RATING - D

Accommodation

Entrance vestibule

Lounge

13'5" x 13'7" (4.1 x 4.15)

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

Kitchen

11'4" x 13'0" (3.47 x 3.97)

With a range of matching wall and base units, solid wood work surfaces and tiled splash back. One and a half bowl sink and drainer, integrated dish washer, integrated electric oven, four ring gas hob and extractor hood. Space for a fridge freezer, double glazed window and a tall central heating radiator.

WC

A white two piece suite which comprises of a low flush WC, pedestal wash hand basin and a frosted double glazed window.

Utility room

4'9" x 11'1" (1.45 x 3.4)

A useful addition to this home, with space for a washing machine and tumble dryer, worktops with a sink and drainer. Plenty of coat hooks, central heating radiator, under stairs storage cupboard and a UPVC door leading to the side of the property.

First floor

Bedroom one

16'6" x 10'7" (5.05 x 3.25)

A good size double bedroom with a built in storage, two central heating radiators and two double glazed windows.

Bedroom two

10'6" x 11'0" (3.22 x 3.37)

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

Bathroom

5'6" x 7'5" (1.7 x 2.27)

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

External

To the front of the property there is a garden and a shared driveway, to the rear you will find a low maintenance gravelled garden with raised decking and a useful outbuilding/storage shed.

Directions

Please use postcode HX2 0EQ 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



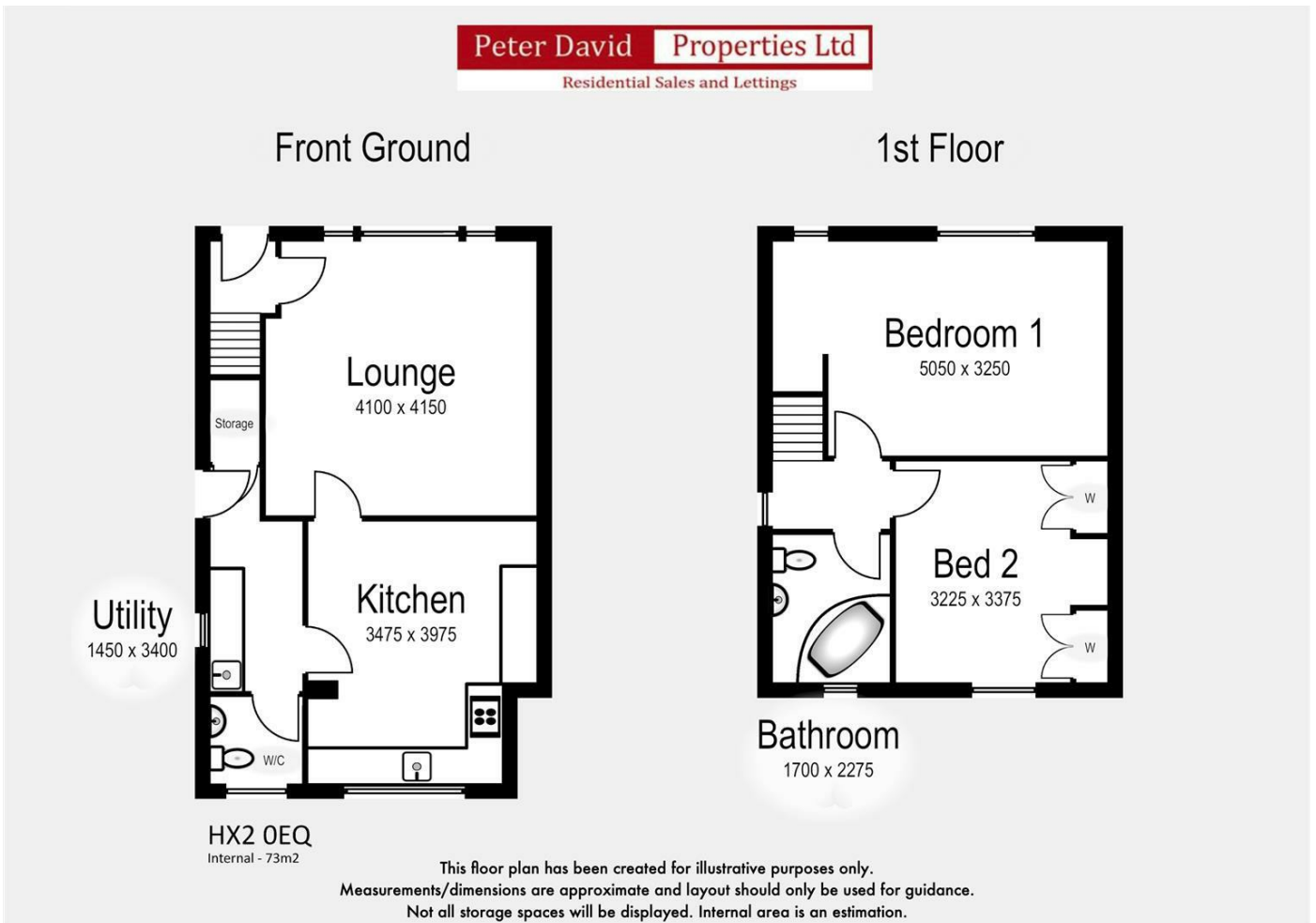
Hybrid Map



Terrain Map



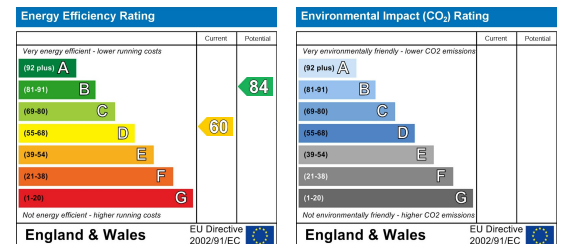
Floor Plan



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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