

Peter David

Properties Ltd

Residential Sales and Lettings



Emscote Avenue,

£115,000





Peter David are pleased to offer this nicely presented TWO BEDROOM through terrace to the market. This terrace home would make a wonderful first time buyer home, well presented and ready to move in to. The property is situated close to Halifax so ideal for those working in the town. Savile Park is also a short walk away where many local events and activities take place throughout the year.

The internal accommodation briefly comprises of an entrance vestibule, lounge, kitchen, large cellar/ utility room and further store rooms. To the first floor you will find two bedrooms and a house bathroom. With double glazing and central heating throughout.

- TWO BEDROOMS
- MID TERRACE
- WELL PRESENTED
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- CONVENIENT LOCATION
- USEFUL CELLAR
- EPC RATING - E
- COUNCIL TAX BAND - A

Accommodation

Entrance vestibule

Lounge

12'8" x 11'11" (3.87 x 3.65)

Well presented with a feature fireplace and space for an electric stove. Central heating radiator and a double glazed window.

Kitchen

15'5" x 8'0" (4.72 x 2.45)

With a range of matching wall and base units with complementary worksurfaces and matching splash back. Stainless steel sink with drainer, four ring gas hob and integrated electric oven. Space for a tall fridge freezer and dining table and chairs. Central heating radiator, double glazed window and door leading to the rear of the property.

Lower ground floor

Cellar/ Utility room

12'9" x 11'11" (3.9 x 3.65)

Housing the combi boiler. With a stainless steel sink and drainer and space for a washing machine and tumble dryer. With access to two further store rooms. Door leading to the front yard.

First floor

Bedroom one

15'8" x 10'9" (4.8 x 3.3)

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

Bedroom two

7'11" x 9'2" (2.42 x 2.8)

A good size single bedroom with a central heating radiator and double glazed window.

Bathroom

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

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

External

To the front of the property there is a flagged yard with steps leading down to a useful out house and access to the cellar/ utility room. On street parking to both front and rear.

Directions

Please use postcode HX1 3AU 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



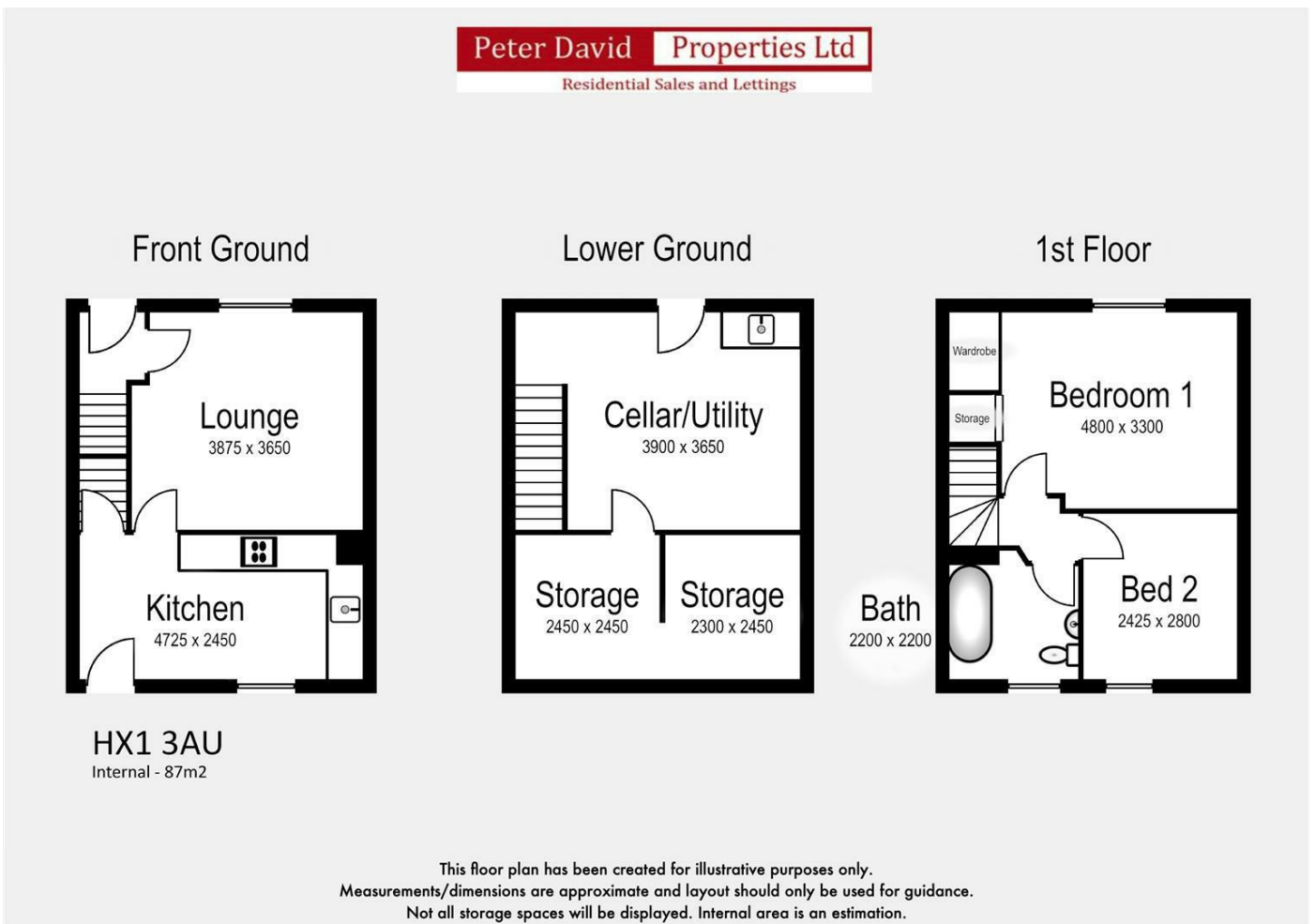
Hybrid Map



Terrain Map



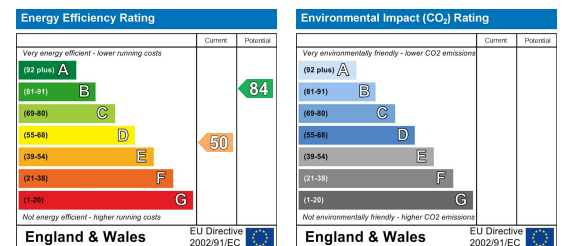
Floor Plan



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



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