

# Peter David

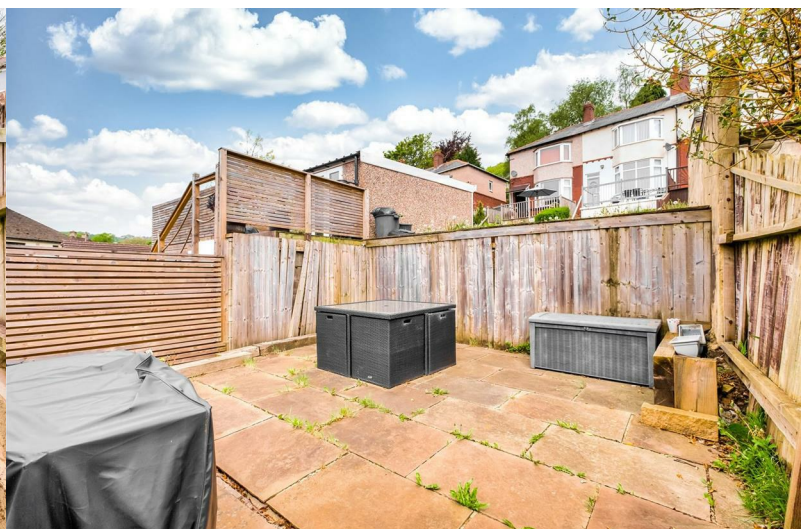
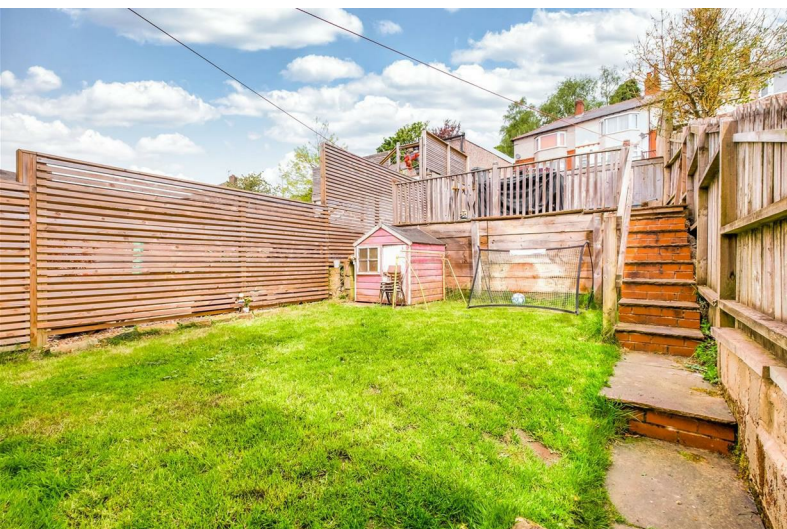
# Properties Ltd

Residential Sales and Lettings



**Willowfield Road,**

**Offers In The Region Of £189,995**







Peter David Properties are delighted to bring to the market this THREE BEDROOM home. To the front of the property there is a garden, to the rear there is a tiered garden offering further outside seating.

Willowfield is an established and well regarded area which is conveniently located for access to Halifax and the Calder Valley. There are a number of shops and amenities in the vicinity and bus routes run nearby.

The internal accommodation briefly comprises of an entrance porch, living room, kitchen to the rear, three double bedrooms and house bathroom. The property also benefits from gas central heating and UPVC double glazing.

- THREE BEDROOMS
- SOUGHT AFTER LOCATION
- CONVERTED LOFT
- DINING KITCHEN
- IDEAL FAMILY HOME
- COUNCIL TAX BAND - B
- EPC RATING - D

### Accommodation

#### Porch

Enter the property via a composite door, double glazed windows and door leading to the entrance vestibule.

#### Lounge

13'3" x 12'5" (4.05 x 3.8)

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

#### Dining Kitchen

16'3" x 8'10" (4.97 x 2.7)

With a range of matching wall and base units, one and a half bowl stainless steel sink with mixer tap. Integrated electric oven, four ring gas hob, extractor hood and space for a free standing fridge freezer. Double glazed window and door leading to the rear garden.

#### First floor

##### Bedroom one

10'6" x 12'3" (3.22 x 3.75)

Double bedroom with a central heating radiator and a double glazed window.

##### Bedroom two

9'3" x 9'0" (2.82 x 2.75)

Double bedroom with a central heating radiator and a double glazed window.

##### Bathroom

6'8" x 5'9" (2.05 x 1.77)

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

#### Second floor

##### Bedroom three

16'0" x 15'10" (4.9 x 4.85)

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

#### External

To the front of the property there is a garden, to the rear there is a tiered garden offering further outside seating, a great space for entertaining in the summer months.

#### Directions

Please use post code HX2 7JN 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



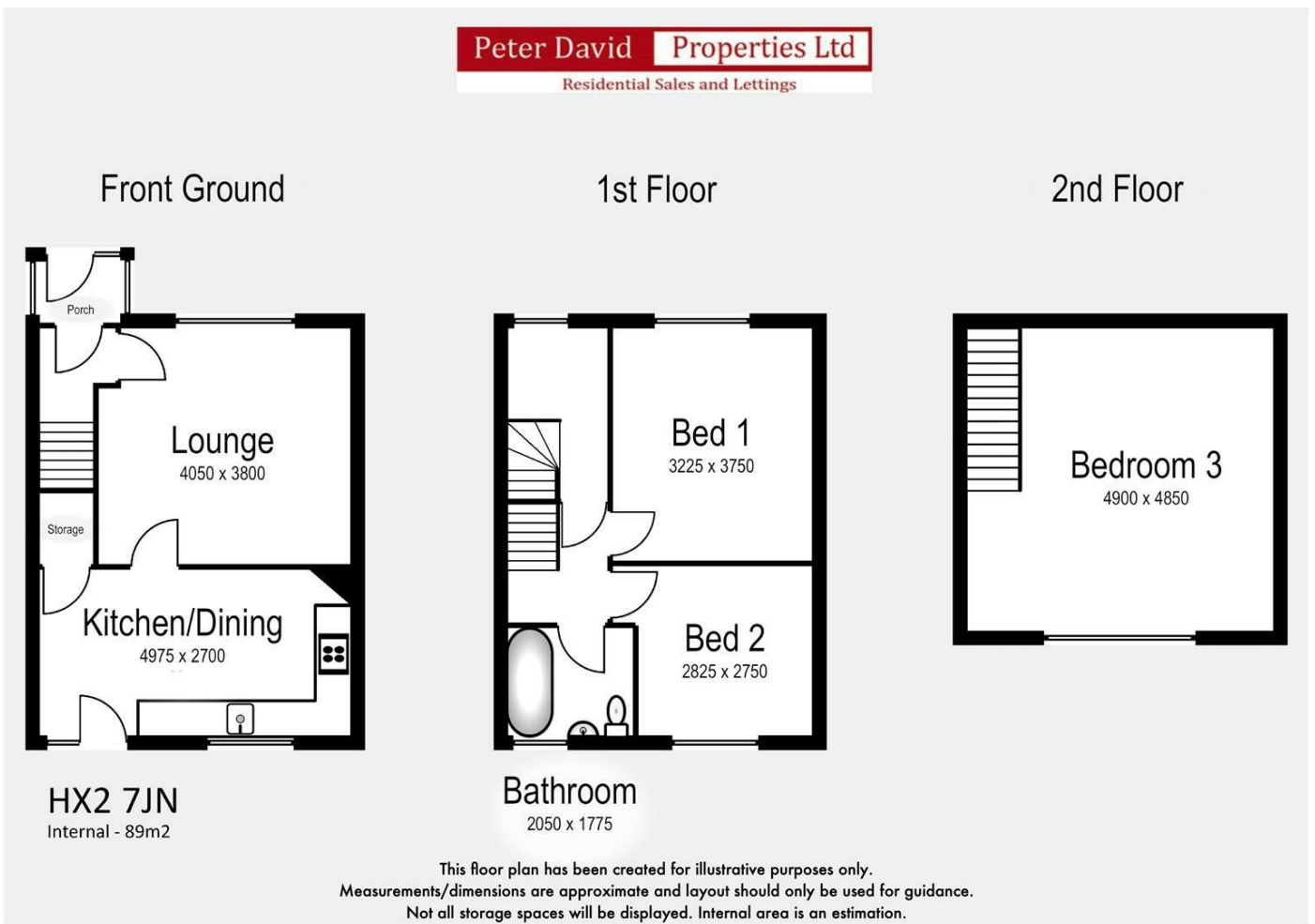
## Hybrid Map



## Terrain Map



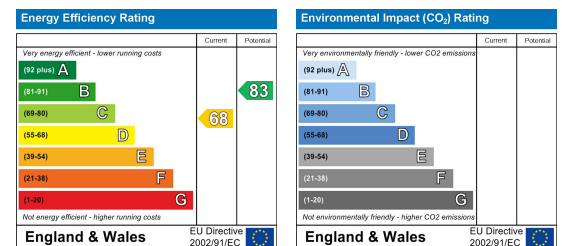
## Floor Plan



## 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.

361 Skircoat Green Road,  
Halifax  
HX3 0RP

102 Commercial Street  
Brighouse HD6 1AQ

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

[www.peterdavid.co.uk](http://www.peterdavid.co.uk)

T: 01422 366948  
E: [halifax@peterdavid.co.uk](mailto:halifax@peterdavid.co.uk)

T: 01484 719191  
E: [brighouse@peterdavid.co.uk](mailto:brighouse@peterdavid.co.uk)

T: 01422 844403  
E: [hebdenbridge@peterdavid.co.uk](mailto:hebdenbridge@peterdavid.co.uk)

T: 01484 719191  
E: [huddersfield@peterdavid.co.uk](mailto:huddersfield@peterdavid.co.uk)