

Peter David

Properties Ltd

Residential Sales and Lettings



St. Albans Road,

Offers Around £450,000





Nestled on St. Albans Road in Halifax, this charming property with original stained glass windows and wooden floors. Offers a spacious family home perfect for those seeking tranquillity in a bustling world. Boasting two reception rooms, five bedrooms, and two bathrooms, this period inner through house is a gem waiting to be discovered. With ample space for a growing family, this property provides the perfect backdrop for cosy evenings in or entertaining guests with ease.

Situated near local schools, it offers a fantastic opportunity for families with children. Additionally, good commuter links make travel a breeze for those working or studying in nearby areas.

The property briefly comprises of: an entrance hallway, lounge, fitted kitchen with stable door to the rear garden, downstairs w.c, dining room/ lounge area. Upstairs there are 3 bedrooms and a bathroom, to the third floor there are 2 further bedrooms, office space on the landing and a shower room. To the lower ground floor there are three cellar rooms, one which is open plan and has plumbing and electric. Externally there is a large south facing garden to the rear and space for off road parking, there is plenty of outdoor space in which to relax and entertain.

- SPACIOUS PERIOD PROPERTY BOASTING CHARM AND CHARACTER THROUGHOUT
- FIVE BEDROOMS TWO BATHROOMS
- WELL MAINTAINED GARDENS
- OFF ROAD PARKING
- BEAUTIFUL TRANQUIL SETTING
- GOOD COMMUTER LINKS TO THE M62 NETWORK
- A STUNNING FAMILY HOME CLOSE TO SCHOOLS
- CELLARS OFFER AMPLE STORAGE AND DEVELOPMENT POTENTIAL
- EPC BAND D
- COUNCIL TAX BAND D

Accommodation

Entrance Hallway

Lounge

15'7" x 16'10" (4.75 x 5.15)

Wonderful room with wood flooring and stained glass, fire and surround and gas central heating radiator.

Dining Room

12'7" x 14'9" (3.85 x 4.52)

Feature stove and surround, stained glass windows, wooden flooring and gas central heating radiator.

Kitchen

12'5" x 11'4" (3.80 x 3.47)

Fitted kitchen with electric double oven, tiled splash back, ceramic sink and stable door to garden

Downstairs wc

Push button flush toilet and basin, towel warmer

First Floor

Landing

Bedroom 1

13'10" x 14'5" (4.24 x 4.40)

Large double bedroom with central heating radiator and stained glass window

Bedroom 2

12'6" x 14'7" (3.82 x 4.47)

Large double bedroom with central heating radiator and stained glass window

Bedroom 5

7'11" x 8'11" (2.42 x 2.72)

Bedroom with central heating radiator and stained glass window

Bathroom

9'2" x 9'1" (2.80 x 2.77)

Generous sized room with a Four piece fitted suite which includes a large shower cubicle, central heating radiator and stained glass window.

Second Floor

Landing

Bedroom 3

14'4" x 9'10" (4.37 x 3.02)

Double bedroom with gas central heating radiator, velux window and cupboard to the eaves

Bedroom 4

14'4" x 9'8" (4.37 x 2.95)

Double bedroom with gas central heating radiator, velux window and cupboard to the eaves

Shower room

9'1" x 4'5" (2.77 x 1.37)

Three piece suite includes toilet, basin and shower cubicle.

Cellars

15'7" x 16'3" (4.77 x 4.97)

Three rooms, the largest of which is a good open space with plumbing and electric

External

With a large south facing garden to the rear and space for off road parking

Directions

Please use postcode HX3 0ND 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



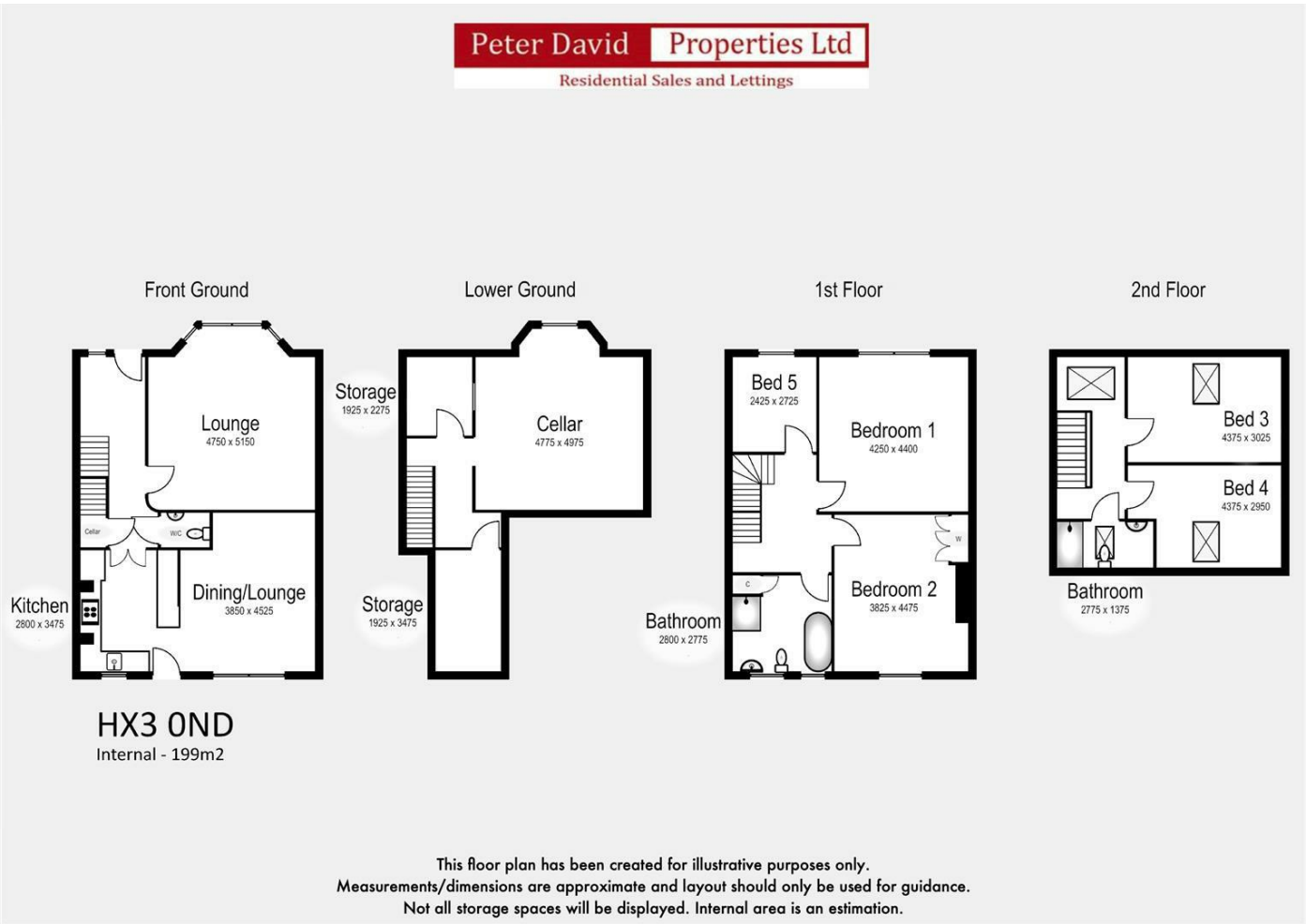
Hybrid Map



Terrain Map



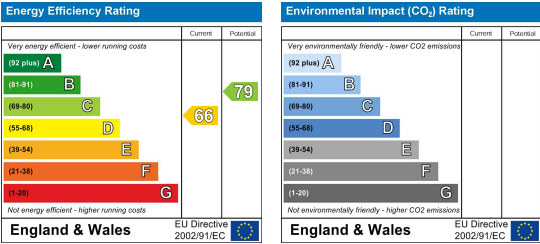
Floor Plan



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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