

Peter David

Properties Ltd

Residential Sales and Lettings



Elderberry Drive, Siddal

£260,000





Nestled in the charming Elderberry Drive, Siddal, Halifax, this fantastic FOUR/FIVE bedroom townhouse is a true gem waiting to be discovered. Situated in a small cul de sac, this residence boasts two reception rooms, perfect for entertaining guests or simply unwinding after a long day.

The property briefly comprises of an inviting hallway leading to a beautiful, modern dining kitchen. The property offers versatile living space with the option of using one of the reception rooms as an additional bedroom. With four double bedrooms, two of which are en suite, a house bathroom and a shower room, convenience and comfort are at the forefront of this home.

Outside, a driveway provides parking, while a path leads to the enclosed rear patio garden where picturesque views await, perfect for enjoying a morning coffee or evening sunset.

Siddal, a sought-after residential area, offers excellent commuter links to Leeds and Manchester via the nearby M62 network, just a short 10-minute drive away. For those who prefer public transport, the town centre and its amenities are easily accessible by a local bus service or a pleasant 20-minute stroll.

Don't miss the opportunity to make this property your own and experience the best of modern living in a convenient and picturesque location.

- FOUR/FIVE DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- TWO EN SUITE SHOWER ROOMS
- OFF ROAD PARKING
- PATIO GARDEN
- FAR REACHING VIEWS
- GAS CENTRAL HEATING AND DOUBLE GLAZING
- EPC RATING TO FOLLOW
- COUNCIL TAX BAND D

Accommodation

Ground floor

Lounge

16'5" x 10'10" (5.02 x 3.32)

A large room with a feature surround creating a focal point to the room. Double glazed window and central heating radiator. This room could also be utilised as a fifth double bedroom if required, such is the flexibility of accommodation in this property.

Double bedroom

12'9" x 10'6" (3.89 x 3.22)

Double glazed window and central heating radiator. Access door to:

En suite

4'11" x 4'11" (1.52 x 1.50)

A part tiled shower room with a three piece white suite comprising of a sink with vanity unit, low flush wc and an enclosed shower. Chrome towel central heating radiator.

Utility room

5'4" x 5'0" (1.65 x 1.53)

With plumbing and power for a washing machine, space for a tumble dryer and space for a fridge and freezer.

Guest wc

6'8" x 4'5" (2.04 x 1.36)

A shower room adjacent to the lounge which could be a dedicated en suite should the lounge be utilised as a fifth bedroom. Comprises of a sink with vanity unit, low flush wc and shower enclosure. Double glazed window and chrome towel central heating radiator.

Lower Ground floor

2nd Lounge

17'7" x 10'3" (5.38 x 3.13)

Currently used as a second lounge, double doors leading to the kitchen, central heating radiator.

Dining kitchen

17'4" x 17'4" (5.3 x 5.3)

An absolutely beautiful open plan dining kitchen with a range of base units with complementary work surfaces. An island with breakfast bar and an inset sink and mixer tap. Integrated fridge freezer and oven, gas hob and filter hood above. Space for a dining table and chairs, bi-fold door and patio doors lead into the garden. Double doors lead into the 2nd lounge, central heating radiator.

First floor

Master bedroom

18'0" x 9'9" (5.5 x 2.98)

Built in wardrobes. Double glazed windows and central heating radiator. Access door to:

En suite

5'8" x 4'7" (1.75 x 1.4)

A fully tiled en suite with a three piece white suite comprising of a sink with pedestal, low flush wc and shower enclosure. Chrome towel central heating radiator.

Double bedroom

10'11" x 10'11" (3.33 x 3.35)

Double glazed window, central heating radiator and built in wardrobes.

Double bedroom

10'11" x 8'6" (3.35 x 2.61)

Double glazed window and central heating radiator.

House bathroom

6'8" x 5'8" (2.05 x 1.75)

A part tiled house bathroom with a three piece white suite comprising of a sink with unit, low flush wc and bath with shower fitting and shower screen. Double glazed window and chrome towel heater.

External details

To the front of the property you will find a driveway providing off road parking and a hedge lined path leading to the front door. A path leads down the side of the property to provide access to the rear split level patio garden which enjoys open views over Halifax and the Pennine Hills beyond.

Directions

Please use the postcode HX3 9EN 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.
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Road Map



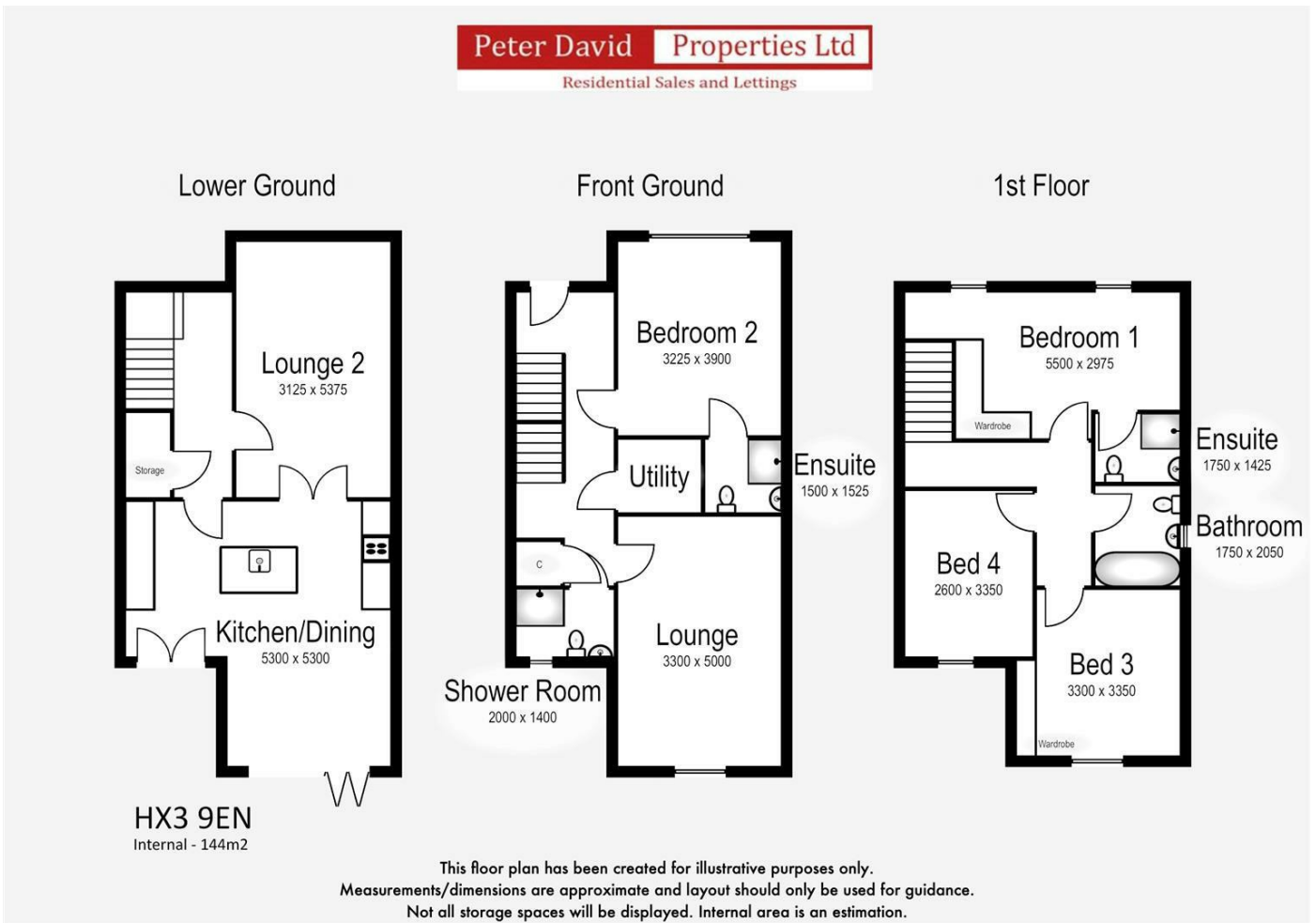
Hybrid Map



Terrain Map



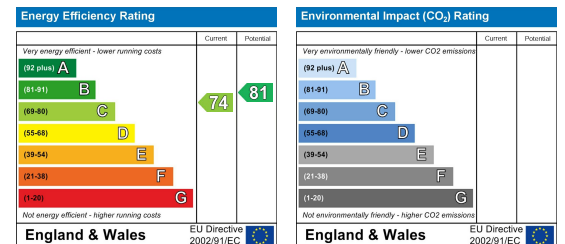
Floor Plan



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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