

Peter David

Properties Ltd

Residential Sales and Lettings



Wellgarth, Well Head

£165,000





Located in the charming area of Wellgarth, Halifax, is this terraced house. Boasting 2 bedrooms and 1 wet room, this property is ideal for first-time buyers or those looking to downsize.

Upon entering, you are greeted by an entrance porch with walk in storage leading to a cosy lounge and fitted kitchen. Upstairs there are 2 bedrooms with fitted wardrobes and the wet room. Additionally, one designated parking space ensures convenience for residents. Externally this property has a patio garden to the side and a grassed area to the front.

Conveniently located, this residence provides easy access to Halifax town centre and the trans-Pennine road and rail networks, connecting you to the bustling business hubs of Manchester and Leeds.

- TWO BEDROOM PROPERTY
- DESIGNATED PARKING SPACE
- GARDEN TO FRONT AND PATIO TO SIDE
- FANTASTIC LOCATION
- ENTRANCE PORCH
- WET ROOM
- EPC RATING C
- COUNCIL TAX BAND B

Accommodation

Entrance porch

With walk in storage

Lounge

12'1" x 14'1" (3.7 x 4.3)

Kitchen

12'1" x 7'10" (3.7 x 2.4)

1st Floor

Bedroom 1

11'11" x 11'6" (3.65 x 3.53)

Bedroom 2

5'10" x 10'5" (1.8 x 3.18)

Wet room

5'10" x 5'4" (1.78 x 1.65)

Patio and grassed garden

Directions

Please use post code HX1 2BJ 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



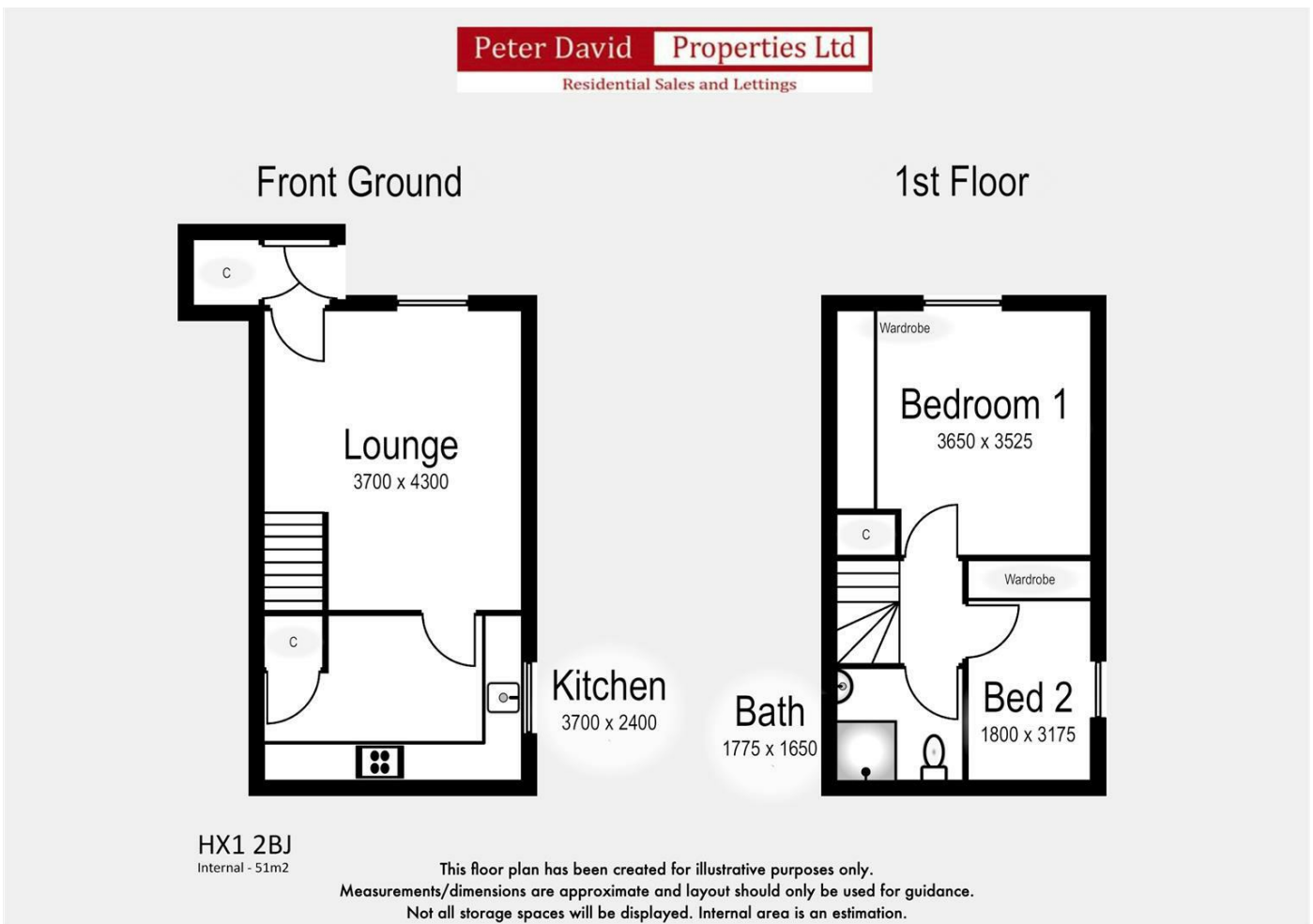
Hybrid Map



Terrain Map



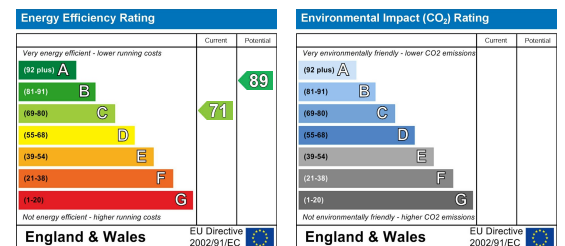
Floor Plan



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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