

# Peter David

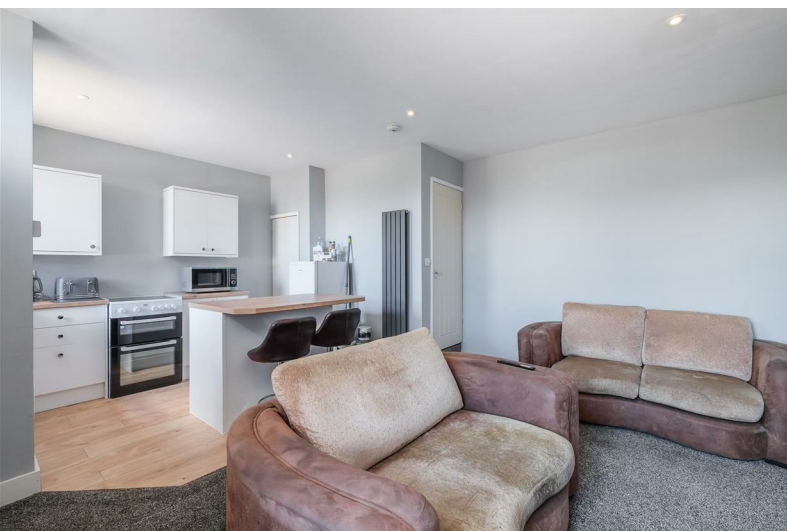
# Properties Ltd

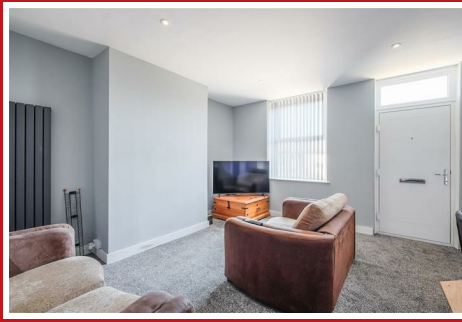
Residential Sales and Lettings



**Stanley Road,**

**Offers Around £100,000**





This delightful 2 bedroom terraced house boasts a lovely open plan kitchen/ lounge, two large bedrooms, and a modern shower room. Situated in a popular residential area, this property has been recently refurbished, offering a fresh and inviting atmosphere for its new owners.

With its convenient location in Halifax, you'll have easy access to local amenities, schools, and transport links, ensuring that everything you need is within reach. Whether you're looking for a cozy home to settle down in or a smart investment opportunity, this property has the potential to fulfill your needs.

- 2 BEDROOM TERRACE PROPERTY
- OPEN PLAN LOUNGE/ KITCHEN
- 2 LARGE DOUBLE BEDROOMS
- SHOWER ROOM
- CELLAR
- SMALL PATIO AREA TO FRONT
- EPC RATING TO FOLLOW
- COUNCIL TAX BAND A

## Accommodation

### Lounge/ Kitchen

20'0" x 14'10" (6.1 x 4.53)

Enter the property via a Upvc door into a well presented kitchen with a range of matching wall and base units and complementary work surfaces, breakfast bar island. Stainless steel sink and drainer. With space for a washing machine and free standing oven. Gas central heating radiator and double glazed windows.

### 1st Floor

#### Bedroom 1

11'6" x 14'10" (3.53 x 4.53)

A spacious bedroom, double glazed window and a central heating radiator.

#### Shower room

8'2" x 9'7" (2.5 x 2.93)

Large room with a shower enclosure with mixer shower, vanity unit wash hand basin and low flush WC, double glazed window and chrome towel heater.

### 2nd Floor

#### Bedroom 2

19'0" x 10'0" (5.8 x 3.05)

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

#### Cellar

#### External

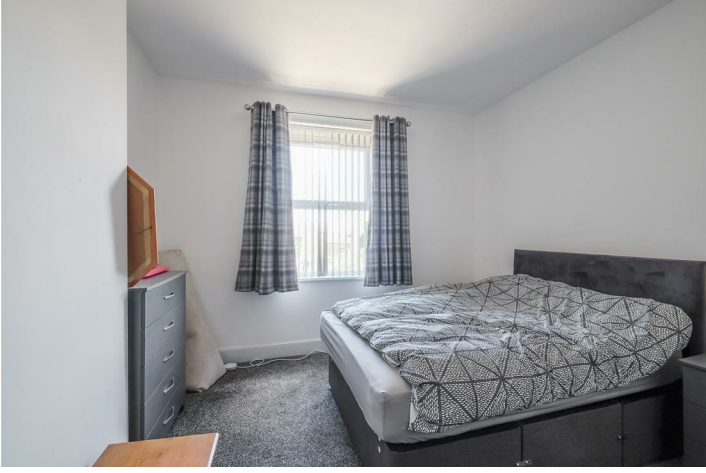
There is a small fenced patio area to the front of the property.

#### Directions

Please use post code HX1 3QZ 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

**Peter David Properties Ltd**  
Residential Sales and Lettings

Lower Ground

Front Ground

1st Floor

2nd Floor

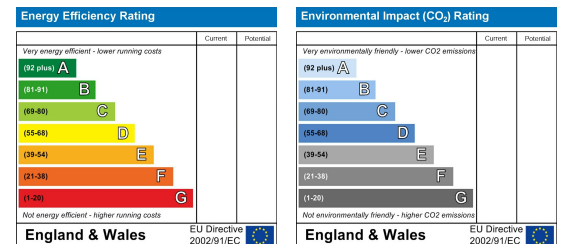
**HX1 3QZ**  
Internal - 83m<sup>2</sup>

This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.

## 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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