

Peter David

Properties Ltd

Residential Sales and Lettings



Fountain Head Road, Fountain Head Village

Offers In The Region Of £225,000





Nestled in the charming Fountain Head Village on Fountain Head Road, Halifax, this delightful THREE double bedroom semi-detached property is a true gem, offering comfortable and flexible living, perfect for a family.

Upon entering, you are greeted by a welcoming entrance hall leading to the w.c, large lounge, fitted kitchen. The first floor has two double bedrooms and a bathroom. Up to the 2nd floor there is the master bedroom and en-suite. Externally there is a driveway and garden to the side, grassed area to the front and to the rear there is a low maintenance enclosed garden.

This property is perfect for a family looking for a well-connected location. Fountain Head Village has lots of green areas and has the Fountain Head village park for the children. There is a residents association who organise events throughout the year, a sought-after residential area, boasts great commuter links to Leeds and Manchester via the nearby M62 network, just a short drive away. Early viewing is advised.

- THREE DOUBLE BEDROOM PROPERTY
- LOCATED IN FOUNTAIN HEAD VILLAGE
- DRIVEWAY
- FULLY ENCLOSED REAR GARDEN
- MASTER BEDROOM EN-SUITE
- CLOSE TO LOCAL AMENITIES
- FOUNTAIN HEAD VILLAGE PARK CLOSE BY
- EPC RATING C
- COUNCIL TAX BAND C

Accommodation

Entrance Hallway

Enter the property via a UPVC door, with stairs leading to the first floor. Central heating radiator and access to the ground floor rooms.

W.C

5'3" x 2'8" (1.61 x 0.82)

Comprises of a low flush WC, pedestal hand basin and radiator.

Kitchen

10'9" x 8'7" (3.29 x 2.62)

Comprises of a range of matching wall, base units and complementary work surfaces. Inset stainless sink with mixer tap. Integrated electric oven, gas hob with splashback and overhead extractor, space for a fridge/ freezer, washing machine and dishwasher. Double glazed window, central heating radiator.

Living room

15'6" x 15'5" (4.73 x 4.7)

A well presented lounge with understairs storage cupboard, double glazed window, central heating radiator and patio doors which lead to the garden.

1st Floor

Bedroom 2

12'8" x 8'8" (3.88 x 2.66)

Double bedroom with double glazed window and central heating radiator.

Bedroom 3

14'4" x 8'11" (4.37 x 2.74)

Double bedroom with double glazed window and central heating radiator.

Bathroom

9'2" x 6'0" (2.81 x 1.84)

Partly tiled family bathroom with a white four piece suite, comprising of a bath, separate shower cubicle, pedestal hand basin, low flush WC, towel warmer and double glazed window.

2nd Floor

Master bedroom

20'1" x 15'5" (6.14 x 4.70)

Large Double bedroom which spans the full length of the property with fitted wardrobes, window, 2 velux windows and central heating radiator, door leading to the en-suite.

En-suite

8'1" x 3'10" (2.47 x 1.17)

Partly tiled with a white three piece suite, comprising of a separate shower cubicle, pedestal hand basin, low flush WC and towel warmer.

External

Drive and grassed area to the side of the property providing off road parking. To the front is a grassed area and to the rear there is a fully enclosed garden laid to lawn with a patio area.

Directions

For sat nav directions the post code is HX2 0SR.

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

89, Fountain Head Road, Halifax, HX2 0SR

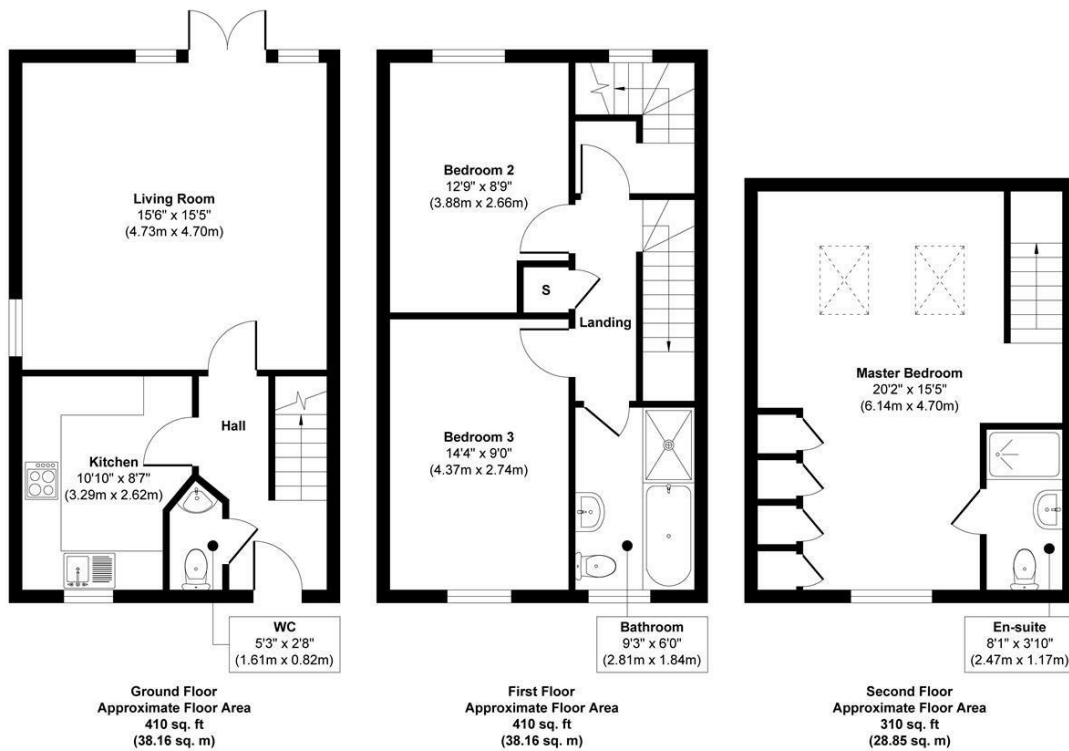


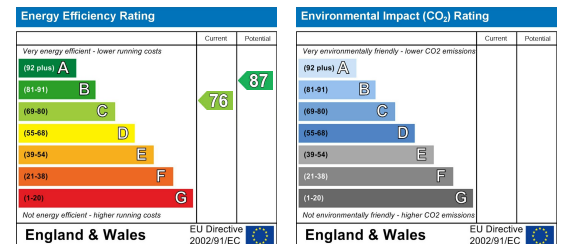
Illustration for identification purposes only, measurements are approximate, not to scale.

Produced by Elements Property

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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