

Peter David

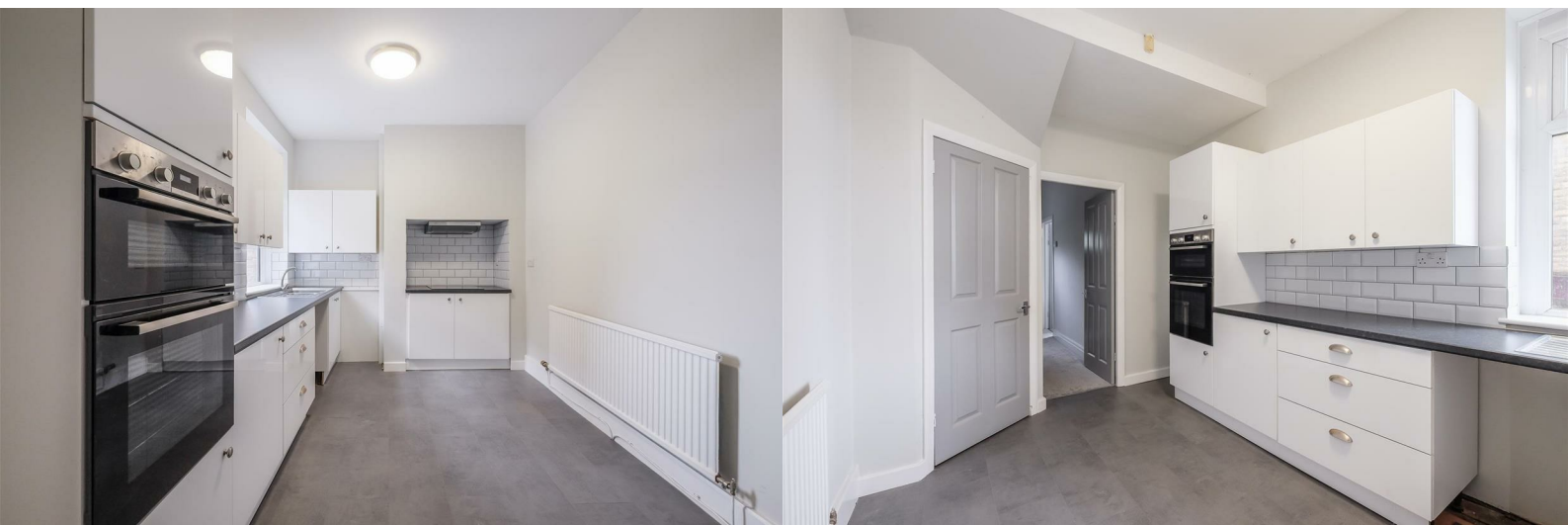
Properties Ltd

Residential Sales and Lettings



Salisbury Place,

£160,000





Nestled in the charming conservation area of Akroydon, this grade 2 listed mid-terrace house on Salisbury Place is a true gem waiting to be discovered. This property also has the benefit of a large garden. Comprises: Lounge, kitchen, three bedrooms, bathroom, cellar room and storage. This property exudes warmth and character, making it an ideal choice for first-time buyers or a growing family.

Akroydon is a Victorian era model village designed in the Gothic style by the renowned architect George Gilbert Scott in 1859. Its rich heritage adds a unique charm to the surroundings, creating a picturesque backdrop for daily life.

Convenience is key with this property, as it is situated within easy reach of local amenities including a post office, launderette, supermarket, and a quaint local church. For those who enjoy a leisurely stroll, a short 20-minute walk will lead you to the bustling town of Halifax, where a plethora of facilities and entertainment options await. While history buffs can explore the nearby Bankfield Museum just 50 metres away.

- 3 BEDROOM PROPERTY PLUS GARDEN
- GRADE 2 LISTED PROPERTY
- CONSERVATION AREA
- BEAUTIFULLY PRESENTED
- CONVENIENT LOCATION CLOSE TO HALIFAX
- GAS CENTRAL HEATING AND DOUBLE GLAZED WINDOWS
- EPC RATING E
- COUNCIL TAX BAND A

Accommodation

Entrance Hallway

You enter the property via the main front door into the entrance vestibule where a staircase leads to the first floor and a door leads to:

Lounge

11'11" x 15'1" (3.65 x 4.6)

Light room with central heating radiator and double glazed window.

Kitchen

8'10" x 13'6" (2.7 x 4.13)

This modern fitted kitchen comprises of a range of matching wall and base units with a complementary work surface and attractive tiled splash backs. Inset one and a half bowl stainless steel sink with chrome mixer tap. Integrated electric oven, electric hob and filter hood above. Space for a washing machine and free standing fridge/ freezer. Central heating radiator and double glazed window. Door to the cellar.

1st Floor

Bedroom 1

9'11" x 9'4" (3.03 x 2.85)

Double bedroom and central heating radiator and double glazed window.

Bedroom 2

9'0" x 9'7" (2.75 x 2.93)

Bedroom and central heating radiator and double glazed window.

Bedroom 3

8'3" x 11'7" (2.53 x 3.55)

Bedroom and central heating radiator and double glazed window.

Bathroom

7'2" x 5'6" (2.2 x 1.7)

Partly tiled with a three piece white suite comprising of a wash basin, low flush wc and a bath with electric shower above. Frosted double glazed window and central heating radiator.

Cellar

15'3" x 14'11" (4.65 x 4.55)

Cellar Storage

7'5" x 5'10" (2.28 x 1.8)

External

To the front of the property you will find a small flagged patio and to the rear there is a gravelled area. This property also benefits from a large separate garden across from the property.

Directions

Please use post code HX3 6ND 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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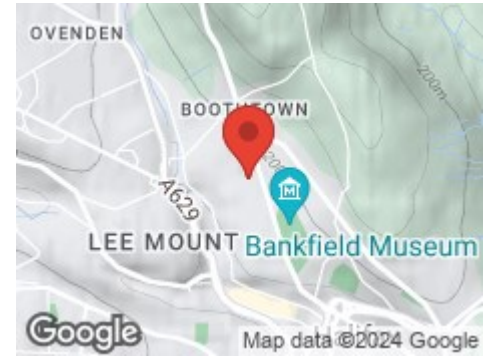
Road Map



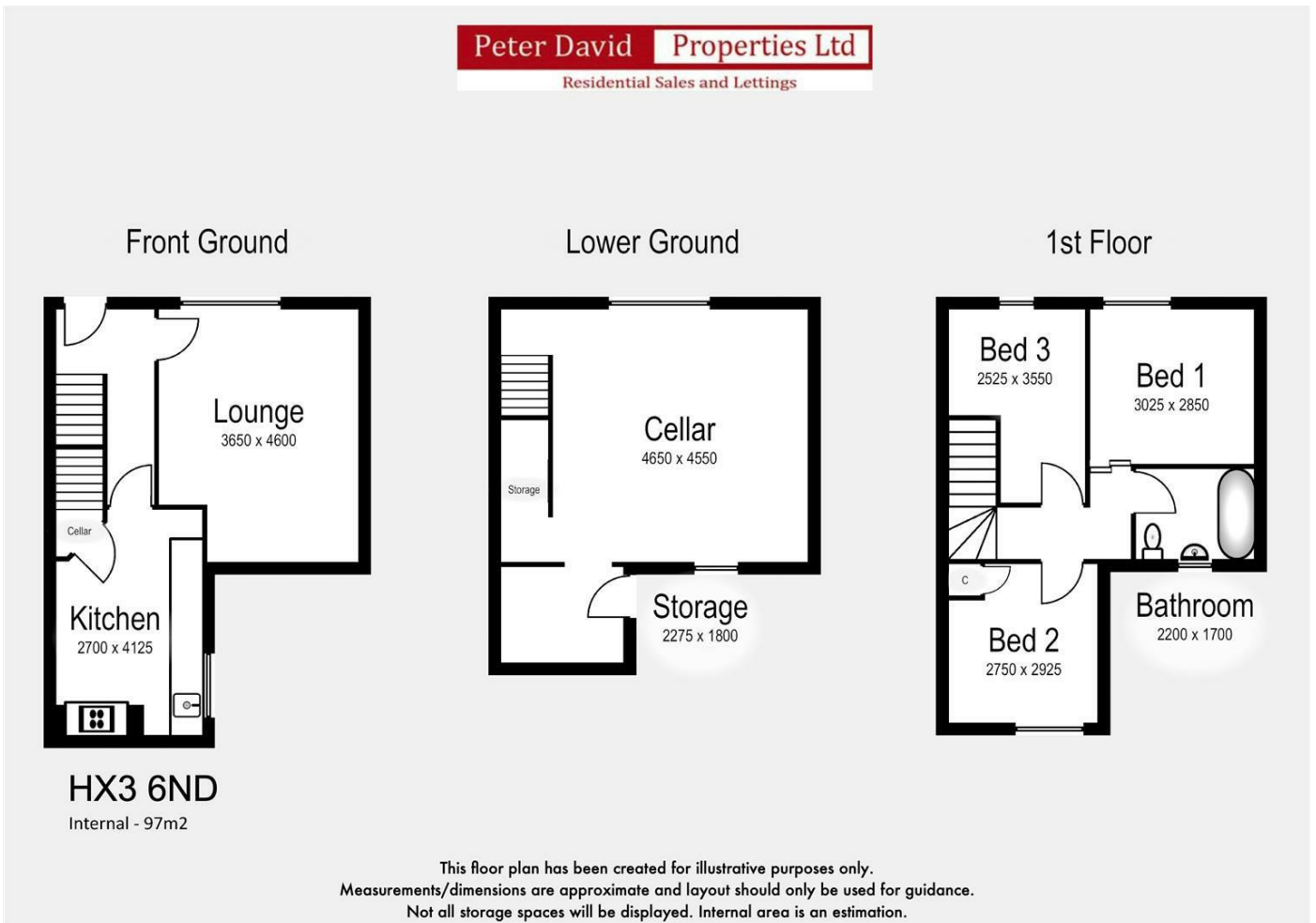
Hybrid Map



Terrain Map



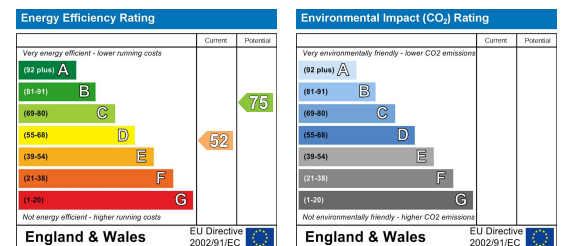
Floor Plan



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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361 Skircoat Green Road,
Halifax
HX3 0RP

102 Commercial Street
Brighouse HD6 1AQ

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

www.peterdavid.co.uk

T: 01422 366948
E: halifax@peterdavid.co.uk

T: 01484 719191
E: brighouse@peterdavid.co.uk

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191
E: huddersfield@peterdavid.co.uk