

Peter David

Properties Ltd

Residential Sales and Lettings



Highroad Well Lane, Highroad Well

Offers In The Region Of £165,000





Nestled in the serene surroundings of Highroad Well Lane, Halifax, this charming TWO BEDROOM end of Terrace property is a true gem waiting to be discovered. Presented by Peter David, this home boasts a spacious garden at the rear, perfect for enjoying the outdoors in the comfort of your own space.

Step inside to discover a well-appointed interior, featuring a cosy living room, a bright dining kitchen. Upstairs there are two generously sized double bedrooms, an office room for added convenience, and a modern bathroom. This property is not just a house; it's a warm and inviting family home waiting for new memories to be made.

Don't miss the opportunity to make this delightful property your own. Book a viewing today and start envisioning the life you could create in this lovely abode.

- 2 BEDROOM TERRACE PROPERTY
- 2 DOUBLE BEDROOMS
- ADDITIONAL ROOM SUITABLE FOR HOME OFFICE
- DECKING AT THE REAR
- LARGE REAR GARDEN
- EPC RATING D
- COUNCIL TAX BAND B

Accommodation

Lounge

15'2" x 10'3" (4.63 x 3.13)

Access via a uPVC door to a light and airy room, feature stove with a brick fireplace, central heating radiator and double glazed bay window.

Kitchen/ Dining

17'8" x 10'11" (5.4 x 3.35)

With a range of matching wall and base units with complementary work surfaces and tiled splash back. Stainless steel sink, gas hob with overhead extractor and integrated oven, space for a washing machine. Space for a dining table, double glazed patio doors leading to the decking area and a door leads to the side of the property.

1st Floor

Bedroom 1

10'11" x 10'7" (3.35 x 3.23)

Double bedroom with built in wardrobes and desk, double glazed window and central heating radiator.

Bedroom 2

10'11" x 8'6" (3.35 x 2.6)

Double bedroom, double glazed window and central heating radiator.

Home Office

6'4" x 4'6" (1.95 x 1.38)

Small room with a double glazed window and central heating radiator.

Bathroom

6'4" x 7'3" (1.95 x 2.23)

Fully tiled with a white three piece suite, which comprises: bath with shower over the bath, low flush WC, hand basin, central heating radiator and frosted double glazed window.

External

To the front of the property there is a patio area and garden path leading to the front door. To the rear of the property there is large garden laid to lawn and decking area, a great space for entertaining in the summer months.

Directions

Please use post code HX2 0LA 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



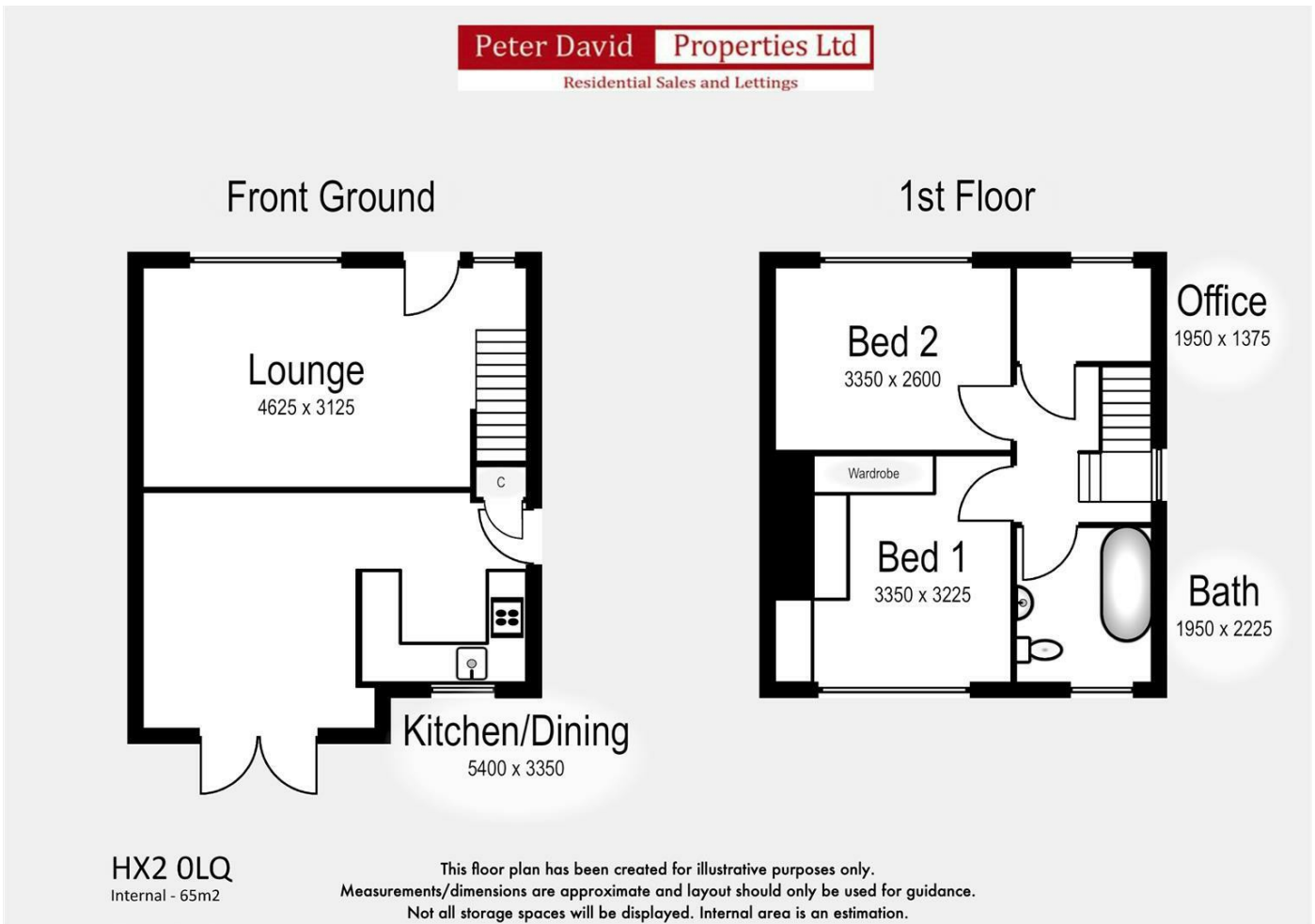
Hybrid Map



Terrain Map



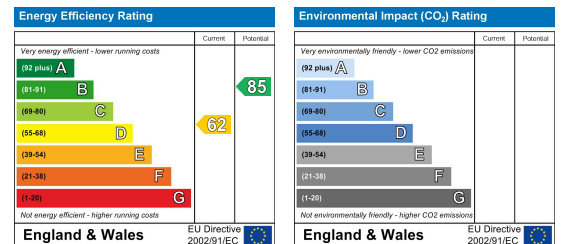
Floor Plan



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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