

# Peter David

# Properties Ltd

Residential Sales and Lettings



**Backhold Drive, Siddal**

**£160,000**







Nestled in the popular area of Backhold Drive, Siddal, Halifax, this end terrace house is a true gem waiting to be discovered. Boasting one reception room, three bedrooms plus an additional loft room, and a well-appointed bathroom, this property offers a cosy and inviting living space for you and your loved ones.

The generous plot on which this house sits provides ample space for outdoor activities or even a lovely garden to enjoy during the warmer months.

One of the standout features of this property is the additional loft room, offering versatility and potential for a home office, occasional bedroom or storage.

Situated close to schools, this home is ideal for families with children, making the morning school run a breeze. The off-road parking adds an extra layer of convenience to your daily routine, ensuring you never have to worry about finding a parking spot after a long day.

Don't miss out on the opportunity to make this charming property your new home. Book a viewing today and step into the potential and possibilities that await you at Backhold Drive.

- END TERRACE PROPERTY
- THREE BEDROOMS PLUS LOFT ROOM
- OFF ROAD PARKING
- GENEROUS PLOT WITH OUTBUILDINGS
- BEAUTIFULLY PRESENTED THROUGHOUT
- PLEASANT ASPECT TO THE REAR
- COUNCIL TAX BAND A
- EPC BAND D

## Accommodation

### Entrance vestibule

### Lounge

14'11" x 11'10" (4.55 x 3.62)

### Dining kitchen

17'10" x 8'8" (5.45 x 2.65)

### First floor

#### Bedroom 1

11'3" x 10'0" (3.45 x 3.05)

#### Bedroom 2

8'8" x 10'6" (2.65 x 3.22)

#### Bedroom 3

9'0" x 7'8" (2.75 x 2.35)

#### Family bathroom

6'4" x 6'7" (1.95 x 2.02)

#### Loft room

#### External

With a wrap around garden laid to lawn, flagged patio areas and out buildings providing external storage. Off road parking for one car and ample on street parking available.

#### Directions

Please use the postcode HX3 9DX 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



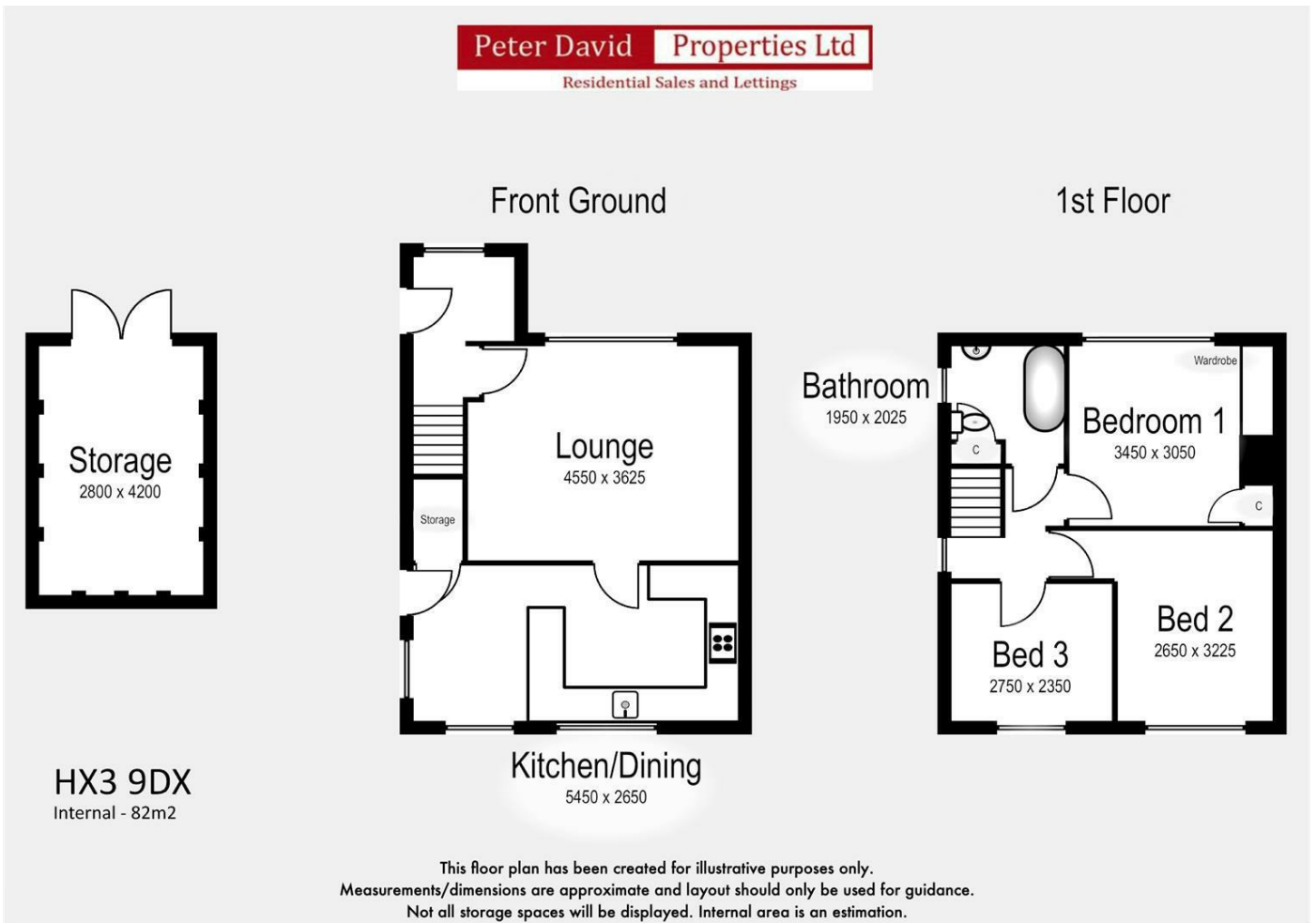
## Hybrid Map



## Terrain Map



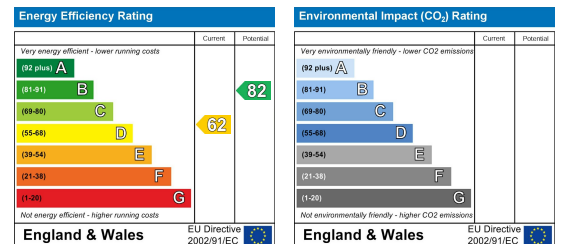
## Floor Plan



## 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



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