

Peter David

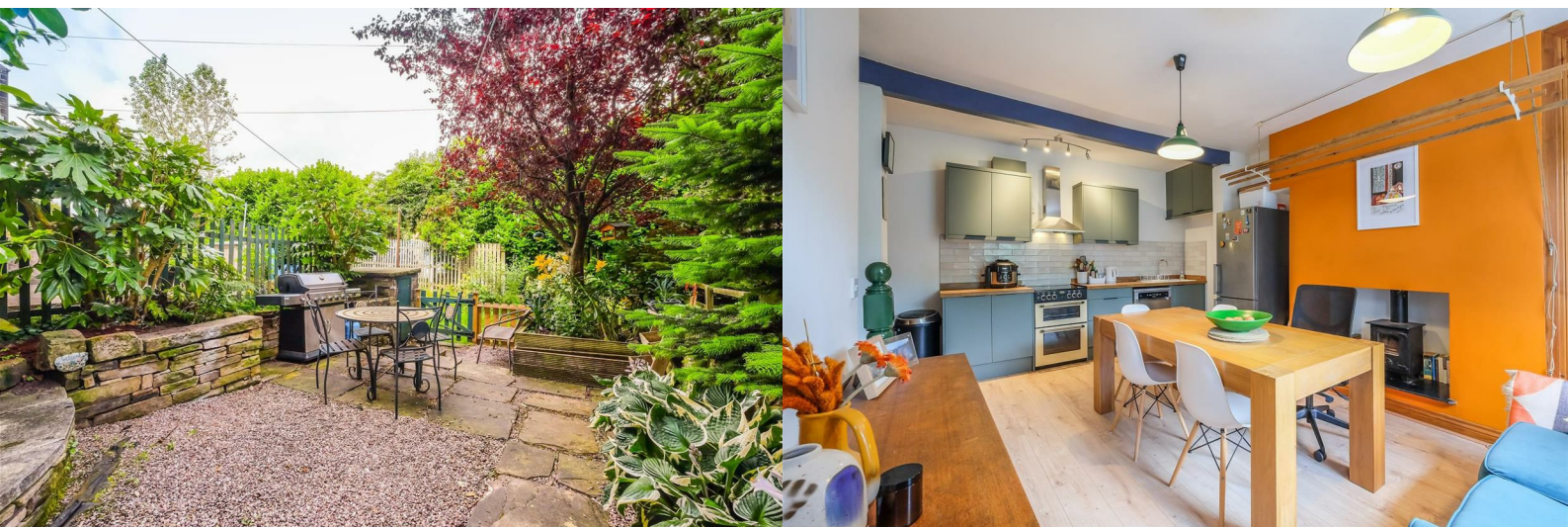
Properties Ltd

Residential Sales and Lettings



Eldroth Road, Savile Park

£140,000







Welcome to this charming terraced house located on Eldroth Road. This property boasts a contemporary design that is sure to impress anyone looking for a modern living space.

As you step inside, you'll be greeted by a spacious reception room, perfect for entertaining guests or simply relaxing after a long day. The property features two generously sized double bedrooms, offering plenty of space for a growing family or for guests to stay over.

The dining kitchen is well-appointed and provides all the necessary amenities for your daily routines. Additionally, the property benefits from a lovely garden where you can enjoy some outdoor time or perhaps cultivate your own little green oasis.

One of the standout features of this property is its deceptive spaciousness - you'll be pleasantly surprised by the room available once you step inside. Being close to Savile Park means you'll have easy access to green spaces, local amenities, and a vibrant community.

Don't miss out on the opportunity to make this house your home. With its contemporary style, ample space, and convenient location, this property is sure to tick all the boxes for anyone looking for a comfortable and stylish living environment.

- DECEPTIVELY SPACIOUS THROUGH TERRACE
- TWO DOUBLE BEDROOMS
- BEAUTIFULLY PRESENTED THROUGHOUT
- CONVENIENT LOCATION CLOSE TO SAVILE PARK
- GARDEN TO THE REAR
- CENTRAL HEATING
- DOUBLE GLAZING
- EPC RATING - E
- COUNCIL TAX BAND - A

## Accommodation

### Entrance vestibule

### Living room

12'9" x 13'5" (3.9 x 4.1)

With a feature fireplace, central heating radiator and double glazed window.

### Study

10'5" x 4'7" (3.2 x 1.4)

Great space for working from home, double glazed window and access to the WC.

### Ground floor WC

White two piece suite comprising of a wash hand basin and low flush WC.

### Lower ground floor

### Dining kitchen

16'0" x 17'6" (4.9 x 5.35)

Beautifully presented and contemporary dining kitchen with a range of matching wall and base units. Under stairs storage, double glazed window and UPVC door providing access to the rear garden.

### First floor landing

Tall inbuilt cupboard on the landing providing additional storage space

### Bedroom one

9'8" x 9'10" (2.97 x 3)

Double bedroom with double glazed window and central heating radiator.

### Bedroom two

9'8" x 8'6" (2.97 x 2.6)

Double bedroom with double glazed window and central heating radiator.

### House bathroom

5'5" x 7'2" (1.67 x 2.2)

Part tiled with a white three piece suite, comprising of, shower over the bath, low flush WC, wash hand basin, double glazed window and towel warmer.

### External

To the front of the property there is on street parking, to the rear there is a beautiful enclosed cottage garden.

### Directions

Please use post code HX1 3BA 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**  
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Front Ground

Lower Ground

1st Floor

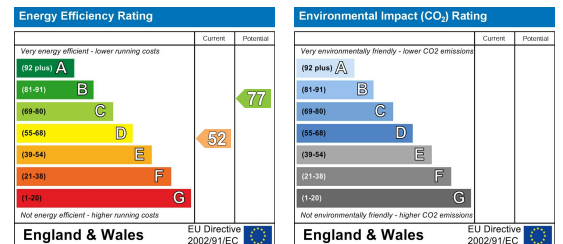
**HX1 3BA**  
Internal - 81m<sup>2</sup>  
External - 96m<sup>2</sup>  
Overall - 19.58m x 5.97m

Measurements and layout for guidance only.  
All storage spaces may not be displayed.

## 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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