

Peter David

Properties Ltd

Residential Sales and Lettings



South Lane, Elland

£99,950





Welcome to this Victorian end-terrace house located on South Lane in the popular town of Elland. This property is perfect for first-time buyers looking for a cosy and inviting home to call their own.

As you step inside, you are greeted by a reception room, ideal for entertaining guests or simply relaxing after a long day. The house boasts two comfortable bedrooms, providing ample space for a small family or guests staying over.

The property features a bathroom, perfect for unwinding and refreshing. With central heating and double glazing throughout, you can stay warm and comfortable during the colder months.

One of the highlights of this house is the new decor and carpets, giving it a fresh and stylish look. You can move in without the hassle of having to make any immediate changes or updates.

Located in a desirable area with no upward chain, this property offers convenience and ease of purchase. Don't miss out on the opportunity to own this delightful home in Elland.

Contact us today to arrange a viewing and take the first step towards making this charming property your new home.

- TWO BEDROOM END TERRACE
- IDEAL FIRST TIME BUYER HOME OR POTENTIAL INVESTOR
- SOLD WITH NO UPWARD CHAIN
- DOUBLE GLAZING THROUGHOUT
- GAS CENTRAL HEATING
- CURRENT GAS AND ELECTRICAL SAFETY CERTIFICATES AVAILABLE
- NEW DECOR AND CARPETS THROUGHOUT
- IDEAL FIRST TIME BUYER HOME
- COUNCIL TAX BAND B
- EPC BAND E

Accommodation

Living room

Two PVCu double glazed windows allowing in plenty of natural light. Radiator. TV and satellite point. Door provides access to the cellar.

Kitchen

A fitted beech effect kitchen with a range of matching wall and base units. Stainless steel sink. Tiled splash back. Fitted oven. Integrated fridge freezer. Space and plumbing for a washing machine. Wall mounted combination boiler provides heating and hot water. PVCu double glazed window. Radiator.

Cellar

Housing the gas and electric meters. Useful shelving.

First floor landing

Loft access.

Bedroom

Two PVCu double glazed windows allowing in plenty of natural light.. Radiator.

Bedroom

PVCu double glazed window. Build in cupboard. Radiator.

Bathroom

With a three piece white suite comprising of a wash basin, wc and bath with mixer shower over. Extractor fan. Radiator.

External

There is a stone flagged area to the front of the property which could be fenced if desired.

Directions

Please use the postcode HX5 0PA 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.
6. The seller is an employee of Peter David Properties Ltd



Road Map



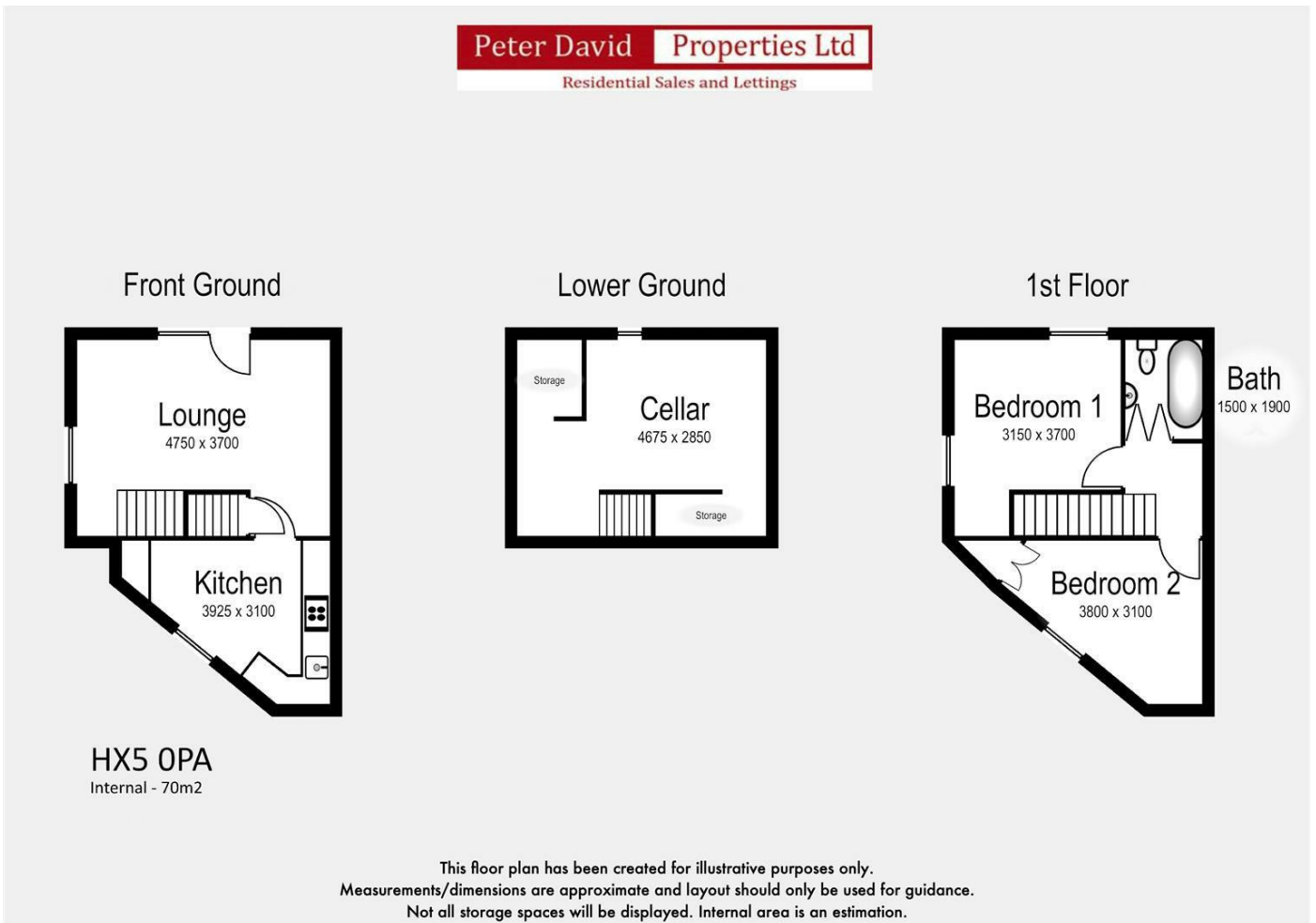
Hybrid Map



Terrain Map



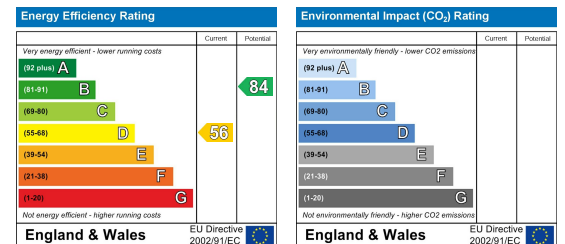
Floor Plan



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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