

Peter David

Properties Ltd

Residential Sales and Lettings



Vaughan Street,

Offers Over £70,000





Welcome to Vaughan Street, Halifax - a charming terraced house with great potential! This property boasts two bedrooms, ideal for a small family or as a starter home. With a large dining kitchen and a reception room, there's plenty of space to make this house your own.

Situated in a lovely neighbourhood, this house is perfect for those looking to roll up their sleeves and add their personal touch. While it may need some modernisation, the lack of upward chain means you can move in and start renovating right away.

The property has gas central heating and is fitted with double glazing.

Don't miss this opportunity to transform this house into your dream home. Contact us today to arrange a viewing and let your imagination run wild with the possibilities that this property holds.

- THROUGH TERRACE WITH YARD TO THE REAR
- TWO BEDROOMS
- IN NEED OF A PROGRAM OF MODERNISATION
- SOLD WITH NO UPWARD CHAIN
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- EPC RATING E
- COUNCIL TAX BAND A

Accommodation

The property briefly comprises of

Living room

14'3" x 13'5" (4.36 x 4.10)

Dining kitchen

10'0" x 10'0" (3.05 x 3.05)

Cellar

First floor

Bedroom

13'6" x 11'8" (4.13 x 3.58)

Bedroom

15'8" x 8'4" (4.78 x 2.56)

Bathroom

10'0" x 4'9" (3.05 x 1.46)

External

The front of the property is pavement lined stepping into Hampton Street. To the rear is an enclosed yard.

Directions

Please use the postcode HX1 3SA 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

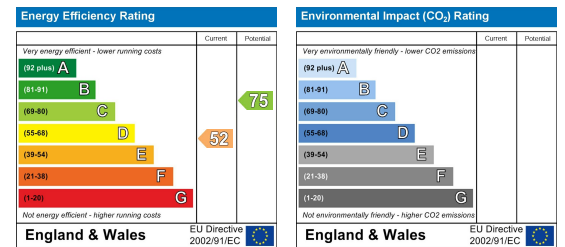


Floor Plan

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.

361 Skirecoat 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