

Peter David

Properties Ltd

Residential Sales and Lettings



Plane Tree Nest Lane,

£145,000





Welcome to this charming terraced house located on Plane Tree Nest Lane in Halifax. This property is perfect for first-time buyers looking for a cozy home to call their own.

As you step inside, you are greeted by a lovely 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.

The property features a south-facing patio garden, perfect for enjoying a cup of tea in the morning sun or hosting a summer barbecue with friends.

The property also comes with a parking space for one vehicle, ensuring you always have a convenient place to park.

Sold with vacant possession, this house is ready for you to move in and make it your own. Don't miss out on the opportunity to own this delightful property in a desirable location. Contact us today to arrange a viewing and start envisioning your life in this wonderful home on Plane Tree Nest Lane.

- TWO BEDROOM MID TERRACE
- OFF ROAD PARKING FOR ONE CAR
- SOLD WITH NO UPWARD CHAIN
- FANTASTIC VIEWS ACROSS THE VALLEY
- LARGE SPACIOUS DINING KITCHEN
- IDEAL FIRST TIME BUYER HOME
- SOUTH FACING PATIO GARDEN
- DESIRABLE RESIDENTIAL LOCATION
- COUNCIL TAX BAND A
- EPC BAND D

Accommodation

Entrance vestibule

Lounge

10'11" x 13'6" (3.35 x 4.12)

Cloaks

Lower ground floor

Dining kitchen

10'10" x 15'1" (3.32 x 4.60)

First floor

Bedroom

9'1" x 12'5" (2.77 x 3.80)

Bedroom

9'1" x 5'9" (2.77 x 1.77)

House bathroom

4'7" x 5'5" (1.40 x 1.67)

WC

External

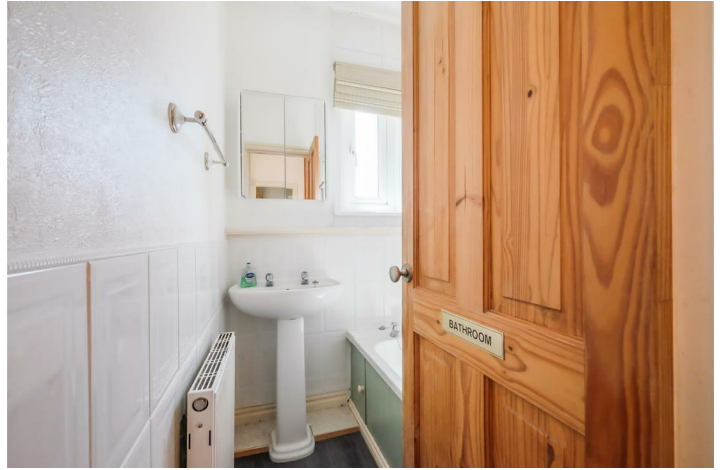
To the front of the property is a parking space for one car and steps to the front door. To the rear leading out from the dining kitchen is a south facing patio garden where you can enjoy the far reaching views.

Directions

Please use the postcode HX2 7PS 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



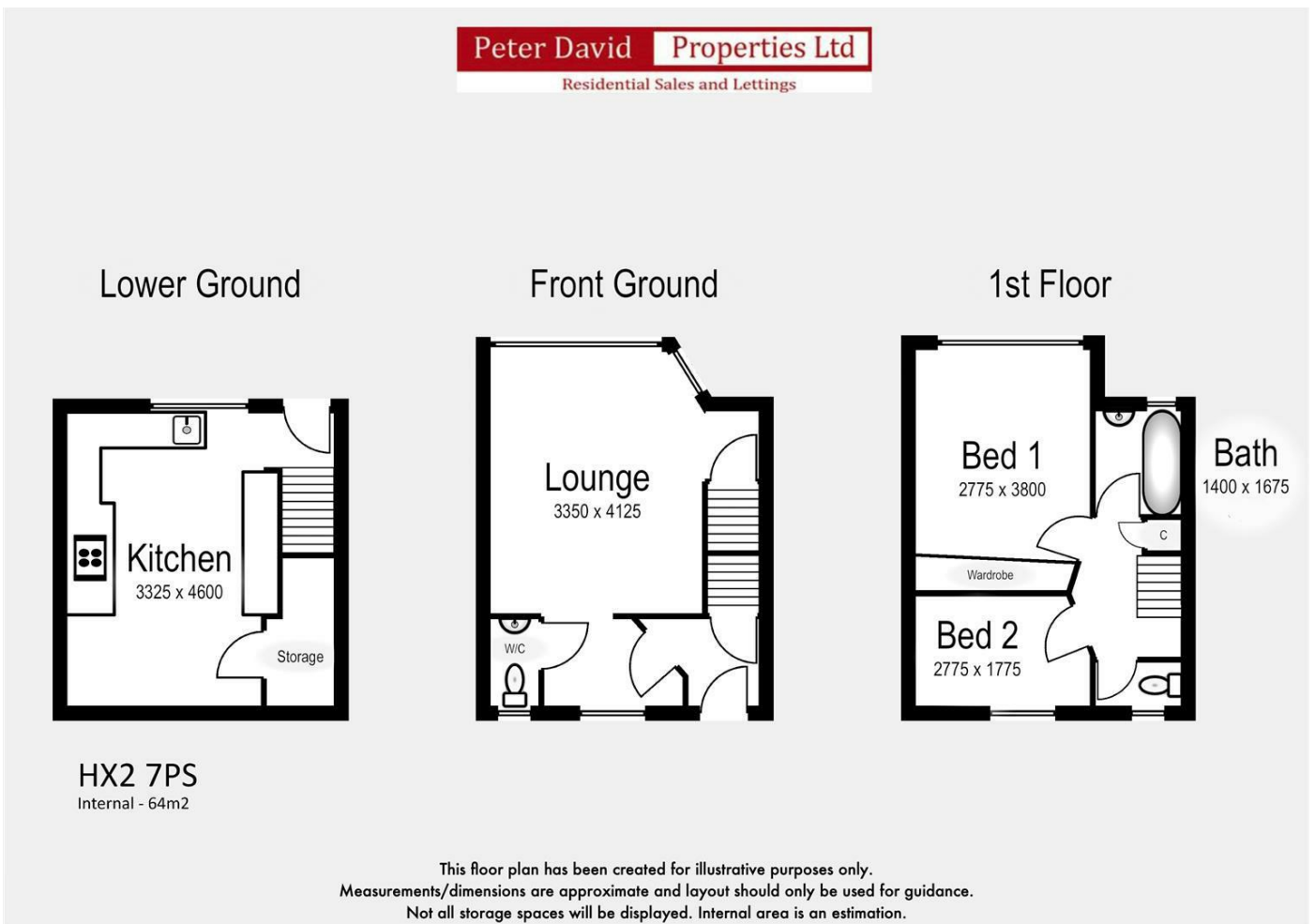
Hybrid Map



Terrain Map



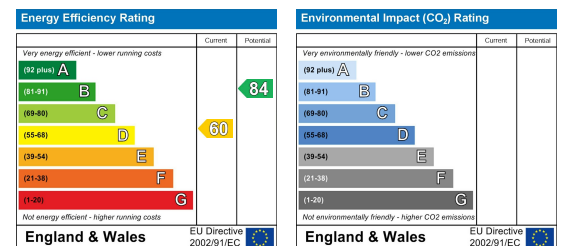
Floor Plan



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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