

Peter David

Properties Ltd

Residential Sales and Lettings



Cleveland Avenue, Siddal

£110,000





Attention first time buyers. Welcome to this charming property located on Cleveland Avenue in Siddal, Halifax. This delightful house is perfect for first-time buyers looking to settle down in a cosy and welcoming home.

As you step inside, you are greeted by a lovely reception room, ideal for relaxing with family and friends. The property boasts two comfortable bedrooms plus a home office, providing ample space for a growing family or guests staying over.

The house bathroom, ensures convenience and comfort for all residents. With gas central heating, you can stay warm and cosy during the colder months, creating a homely atmosphere throughout.

One of the standout features of this property is the absence of an upward chain, making the buying process smooth and hassle-free for those eager to make this house their own.

Contact us today to arrange a viewing and take the first step towards owning your dream home in Halifax.

- SOLD WITH NO UPWARD CHAIN
- THROUGH MID TERRACE
- TWO BEDROOMS PLUS HOME OFFICE
- ENCLOSED PATIO TO THE REAR
- GAS CENTRAL HEATING + PVCu DOUBLE GLAZING INSTALLED
- WALKING DISTANCE TO HALIFAX TOWN CENTRE + LOCAL BUS ROUTE
- COUNCIL TAX BAND A
- EPC BAND D

Accommodation

Entrance vestibule

Lounge

12'5" x 14'7" (3.80 x 4.47)

Kitchen

12'5" x 8'3" (3.80 x 2.52)

First floor

Bedroom

12'5" x 9'6" (3.80 x 2.90)

Office

12'5" x 5'1" (3.80 x 1.57)

Bedroom

6'10" x 9'4" (2.10 x 2.87)

House bathroom

5'4" x 5'4" (1.65 x 1.65)

Cellar

4'3" x 8'3" (1.30 x 2.52)

External

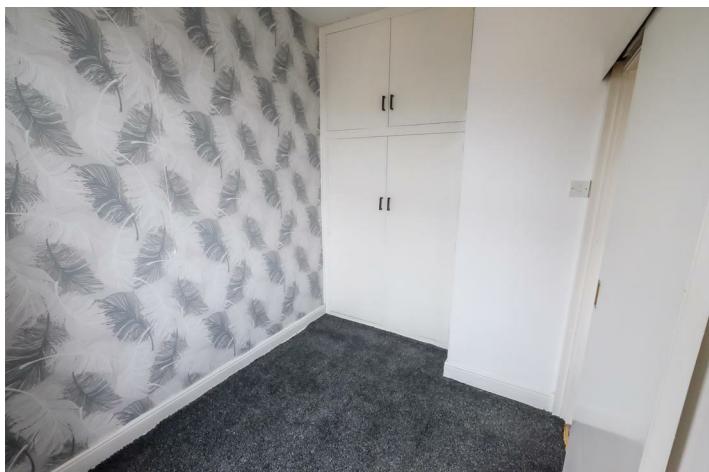
To the front is a small yard. To the rear an enclosed patio.

Directions

Please use the postcode HX3 9BA 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



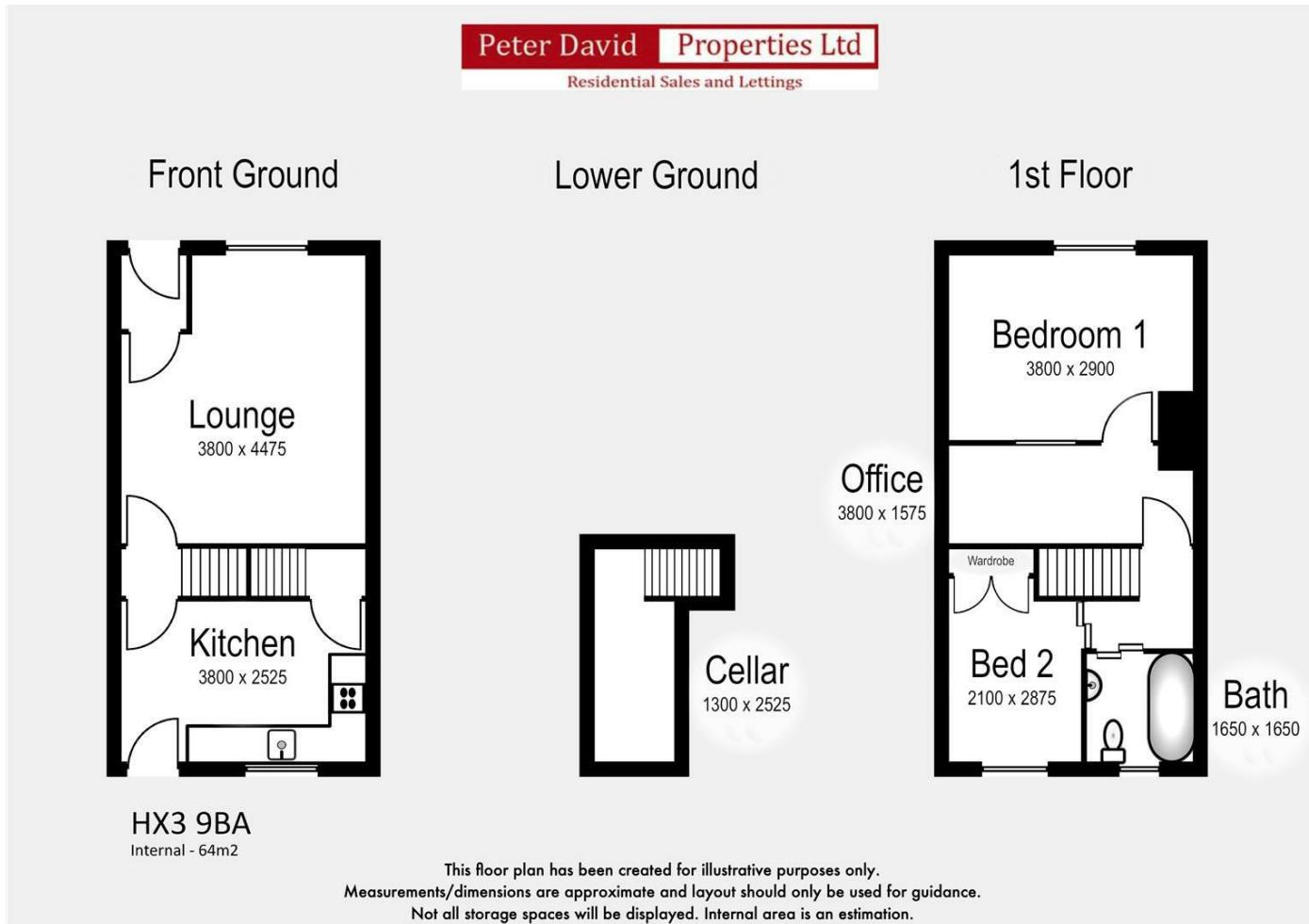
Hybrid Map



Terrain Map



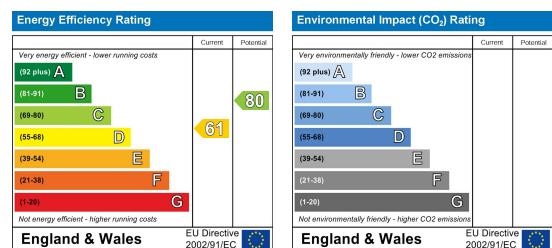
Floor Plan



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 Skircoat Green Road,
Halifax
HX3 0RP

T: 01422 366948
E: halifax@peterdavid.co.uk

102 Commercial Street
Brighouse HD6 1AQ

T: 01484 719191
E: brighouse@peterdavid.co.uk

www.peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road
Huddersfield HD3 3RG

T: 01484 719191
E: huddersfield@peterdavid.co.uk