

Peter David

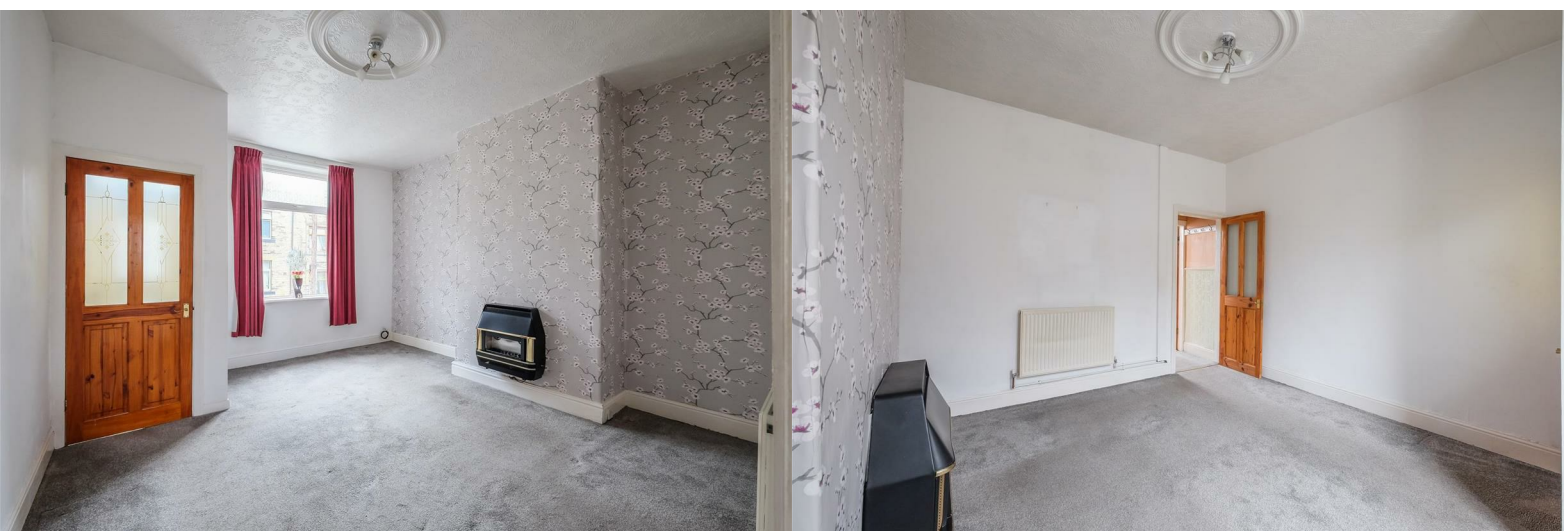
Properties Ltd

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.



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Front Ground

The Front Ground floor plan shows a large Lounge (3800 x 4475) at the top and a Kitchen (3800 x 2525) at the bottom. A staircase is located between the two rooms, leading down to the lower ground floor. The kitchen features a sink, stove, and refrigerator.

HX3 9BA

Internal - 64m²

Lower Ground

The Lower Ground floor plan shows a single room, the Cellar (1300 x 2525), which is accessed via a staircase from the front ground floor. It is a rectangular space with a door leading out to the front garden.

1st Floor

The 1st Floor plan shows four rooms: Bedroom 1 (3800 x 2900) at the top, an Office (3800 x 1575) in the middle, Bed 2 (2100 x 2875) at the bottom, and a Bath (1650 x 1650) on the right. A Wardrobe is located between the Office and Bed 2. A staircase is also shown, leading up to the 1st floor from the lower ground floor.

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current: 61 Potential: 80

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Current: 80 Potential: 80

England & Wales EU Directive 2002/91/EC

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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