

# Peter David

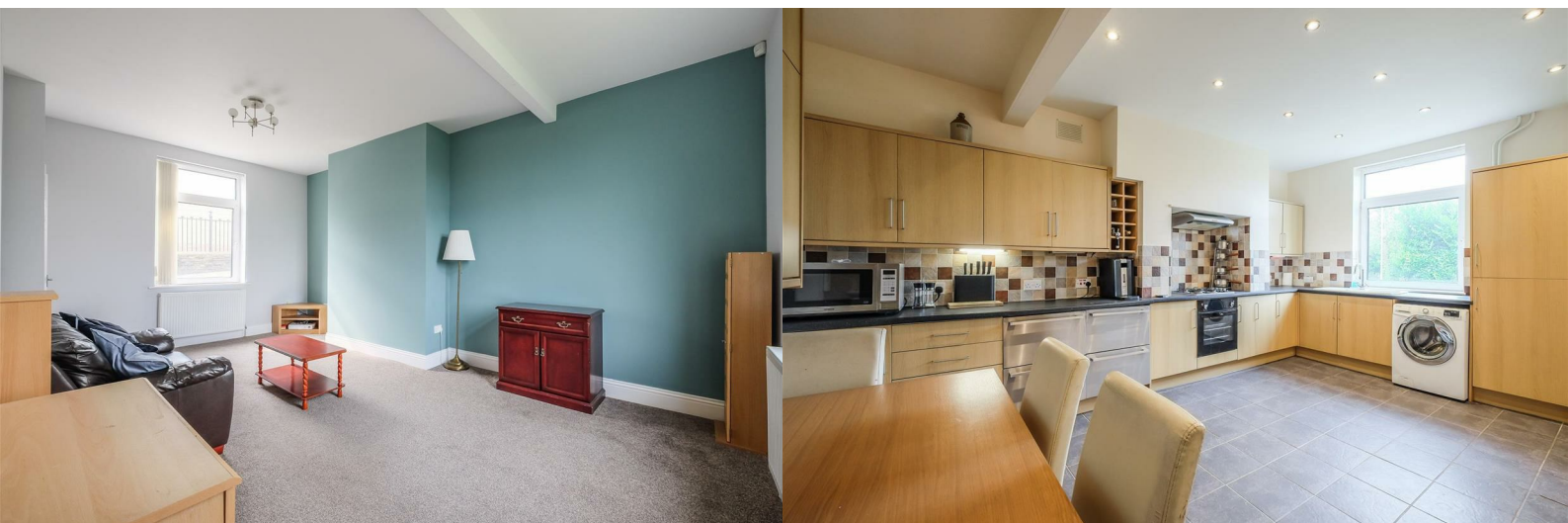
# Properties Ltd

Residential Sales and Lettings



**Eldroth Road, Savile Park**

**£130,000**





Welcome to Eldroth Road, Savile Park, Halifax - a charming property that is sure to capture your heart!

This delightful house boasts a spacious dining kitchen, perfect for hosting family and friends. With two cosy bedrooms, a lovely garden to enjoy the outdoors, this property offers a wonderful opportunity for a new homeowner.

One of the standout features of this property is its deceptive spaciousness - you'll be pleasantly surprised by the room available once you step inside. Being close to Savile Park means you'll have easy access to green spaces, local amenities, and a vibrant community.

This property would make an ideal first time buyer home or potential investor.

Sold with no upward chain, this terrace inner through house is ready to become your new home sweet home. Don't miss out on the chance to make this lovely property yours!

- THROUGH MID TERRACE
- TWO BEDROOMS
- SOLD WITH THE BENEFIT OF NO UPWARD CHAIN
- LARGE DINING KITCHEN
- GARDEN TO THE REAR
- GAS CENTRAL HEATING + DOUBLE GLAZING
- EPC RATING D
- COUNCIL TAX BAND A

## Accommodation

### Entrance vestibule

### Lounge

11'11" x 18'5" (3.65 x 5.62)

### Lower ground floor

### Dining kitchen

14'6" x 17'3" (4.42 x 5.27)

### First floor

### Bedroom

9'4" x 12'4" (2.87 x 3.77)

### Bedroom

5'4" x 9'6" (1.65 x 2.92)

### House bathroom

9'4" x 5'11" (2.87 x 1.82)

### External

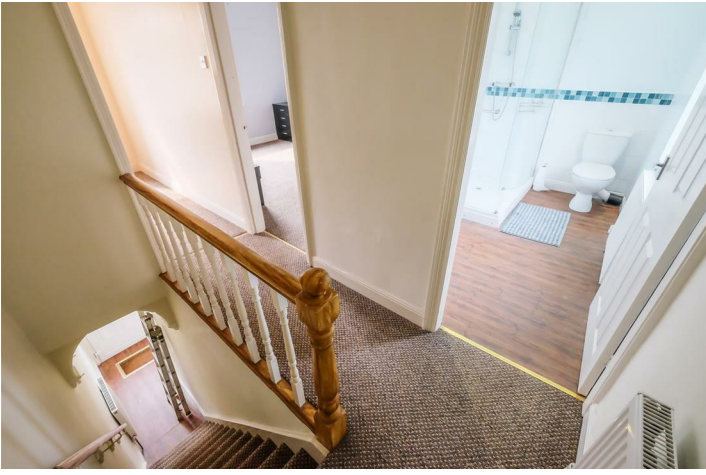
To the front the property is pavement lined where you will find on street parking. To the rear, accessed via the dining kitchen is the garden.

### Directions

Please use the postcode HX1 3BA for satnav 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

**Peter David Properties Ltd**  
Residential Sales and Lettings

### Lower Ground

### Front Ground

### 1st Floor

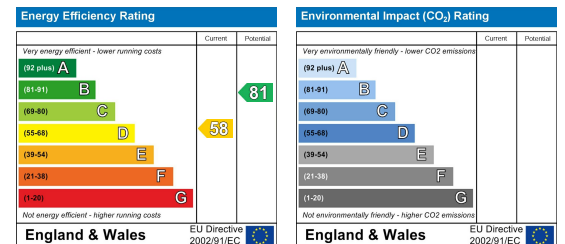
**HX1 3BA**  
Internal - 74m<sup>2</sup>

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.

## 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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