

# Peter David

# Properties Ltd

Residential Sales and Lettings



**Exley Gardens,**

**£110,000**





Welcome to this charming terraced house located in the sought-after Exley Gardens, Halifax. This property boasts two double bedrooms, making it perfect for a small family or those looking for extra space.

As you step inside, you'll be greeted by a cosy reception room, ideal for relaxing or entertaining guests. The house also features a well-maintained bathroom, ensuring your comfort and convenience.

One of the highlights of this property is the gardens both to the front and rear. Imagine enjoying a cup of tea in the morning in your own little outdoor oasis or hosting a barbecue with friends and family in the evenings.

Conveniently sold with no upward chain, this house offers a hassle-free buying process, perfect for first-time buyers looking to step onto the property ladder. Additionally, the excellent access to the M62 network makes commuting a breeze for those working in nearby towns or cities.

Don't miss out on the opportunity to own this ideal first-time buyer home in a fantastic location. Book a viewing today and envision the possibilities that this lovely property holds for you!

- MID TERRACE PROPERTY
- GARDENS BOTH FRONT AND REAR
- TWO DOUBLE BEDROOMS
- SOLD WITH NO UPWARD CHAIN
- IDEAL FIRST TIME BUYER HOME
- EXCELLENT LINKS TO THE M62
- EPC RATING D
- COUNCIL TAX BAND B

## Accommodation

### Entrance vestibule

### Lounge

12'0" x 13'7" (3.67 x 4.15)

### Kitchen

15'3" x 7'1" (4.65 x 2.17)

## First floor

### Bedroom 1

12'0" x 11'1" (3.67 x 3.40)

### Bedroom 2

9'6" x 9'10" (2.90 x 3.00)

### House bathroom

5'4" x 6'11" (1.65 x 2.12)

## External

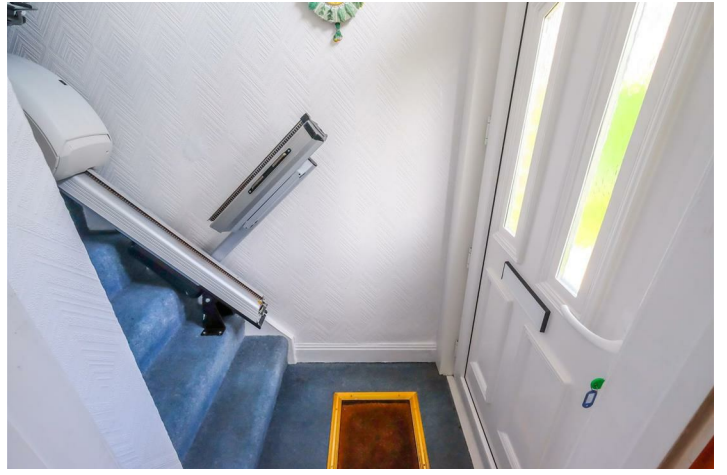
The property has gardens to both the front and rear.

## Directions

Please use the postcode HX3 9EE 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



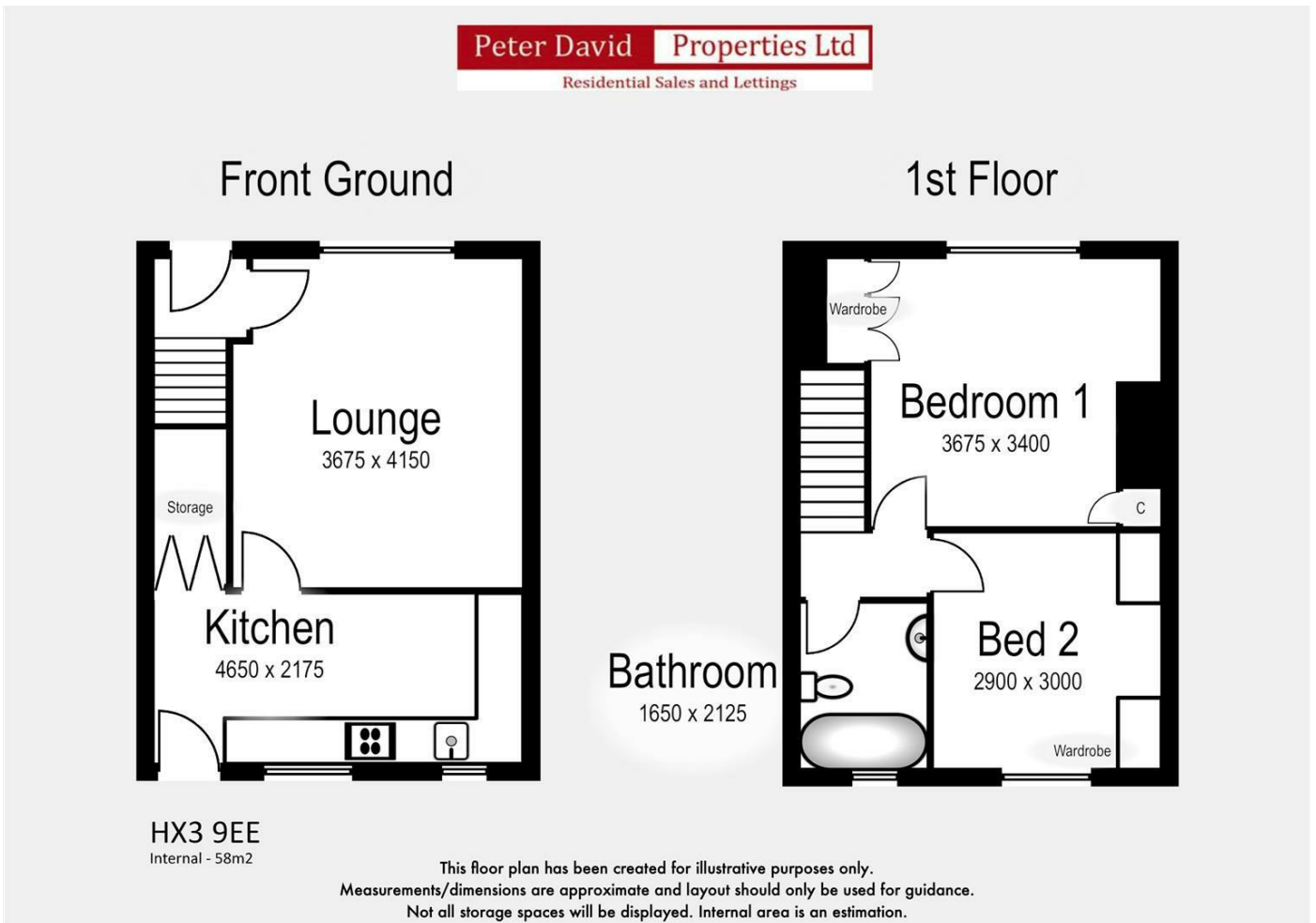
## Hybrid Map



## Terrain Map



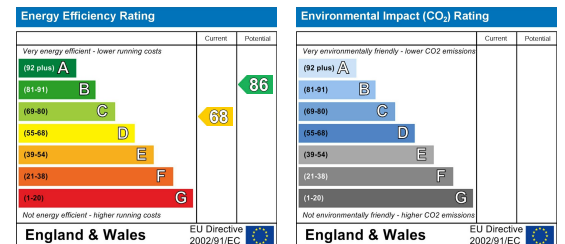
## Floor Plan



## 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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