

# Peter David

# Properties Ltd

Residential Sales and Lettings



**Old Lee Bank,**

**Offers In The Region Of £170,000**





Nestled in the charming area of Old Lee Bank in Lee Mount, Halifax, this semi-detached home is a true gem waiting to be discovered. Boasting three double bedrooms, this property offers ample space for a growing family or those who enjoy having extra room to spare.

As you step inside, you'll be greeted by a beautifully designed bespoke kitchen, perfect for whipping up delicious meals and entertaining guests. The property features one bathroom, ensuring convenience for all residents.

One of the standout features of this home is the large workshop garage, providing endless possibilities for DIY enthusiasts, hobbyists, or those in need of extra storage space. The workshop garage is a rare find and adds immense value to this already impressive property.

What sets this home apart is the fact that it comes with no upward chain, making the buying process smooth and hassle-free. Whether you're looking to settle down in a peaceful neighbourhood or seeking a place to call your own, this semi-detached house in Lee Mount is sure to tick all the boxes. Don't miss out on the opportunity to make this house your home sweet home.

- SEMI DETACHED PROPERTY
- THREE DOUBLE BEDROOMS
- SOLD WITH THE BENEFIT OF NO UPWARD CHAIN
- LARGE GARAGE/WORKSHOP
- BESPOKE MODERN FITTED KITCHEN
- GAS CENTRAL HEATING + DOUBLE GLAZING
- GARDEN TO THE REAR
- CONVENIENT ACCESS TO HALIFAX CENTRE
- COUNCIL TAX BAND D
- EPC BAND C

### Entrance vestibule

#### Lounge

15'3" x 12'11" (4.65 x 3.95)

#### Dining kitchen

18'7" x 12'5" (5.67 x 3.80)

### First floor

#### Bedroom

10'8" x 14'6" (3.27 x 4.42)

#### Bedroom

10'8" x 10'10" (3.27 x 3.32)

#### Bedroom

7'6" x 10'2" (2.30 x 3.12)

#### House bathroom

7'6" x 8'2" (2.30 x 2.50)

#### Garage/Workshop

18'4" x 26'10" (5.60 x 8.20)

A large space for vehicles or sports equipment. Ideal for a tradesman. Potential to convert to a gym or home office.

#### External

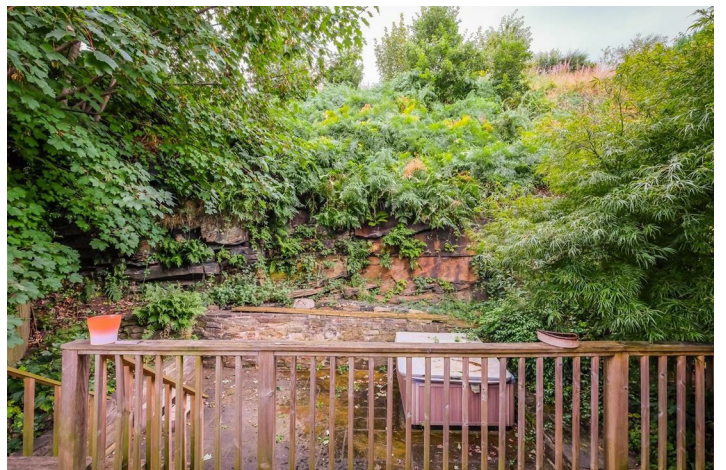
To the rear is a decked seating area overlooking the patio garden set in a wonderfully private location.

#### Directions

Please use the postcode HX3 5BJ 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.



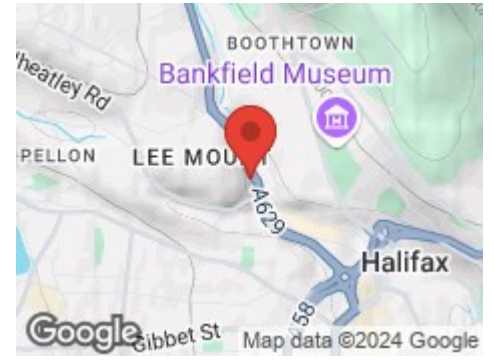
## Road Map



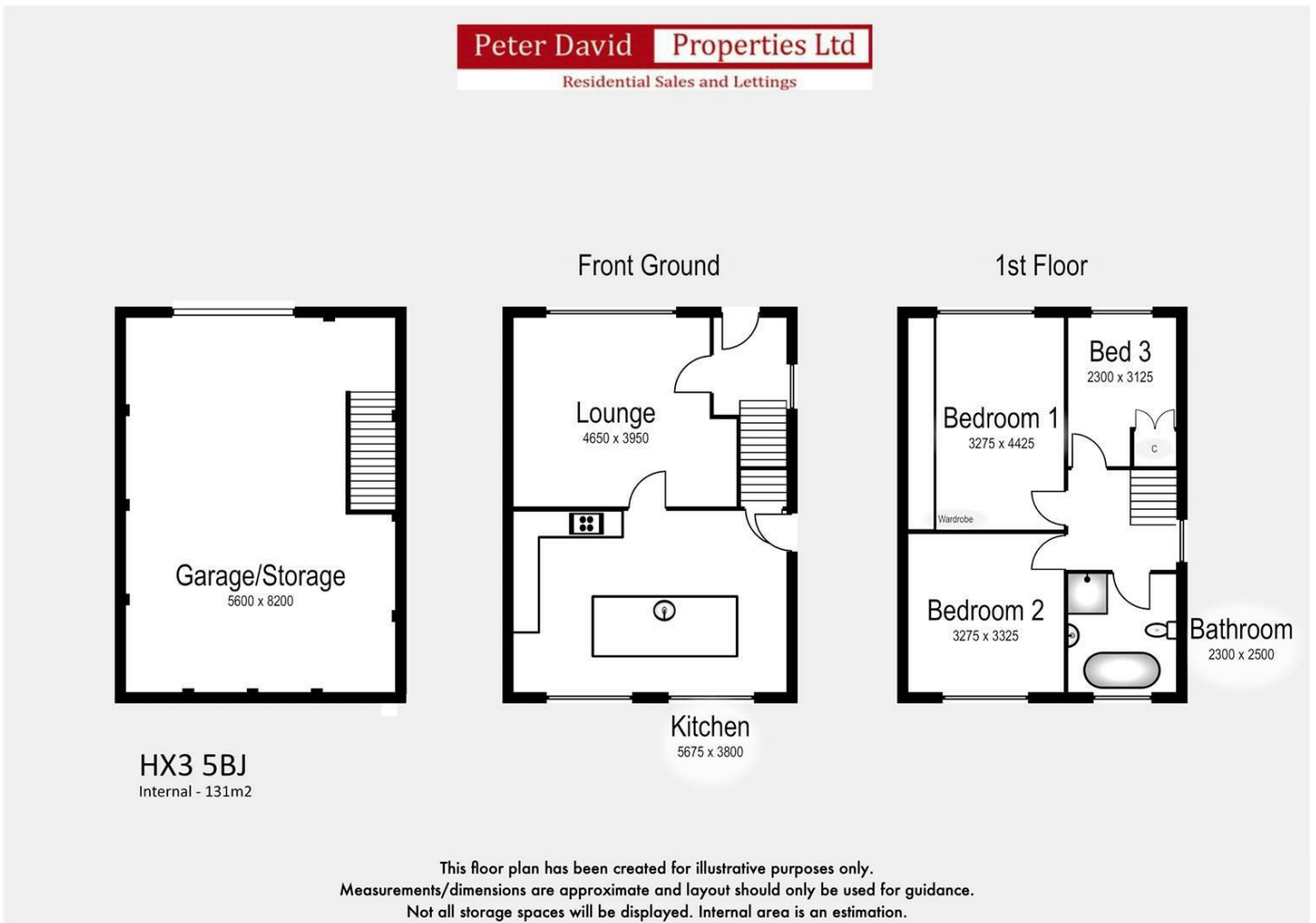
## Hybrid Map



## Terrain Map



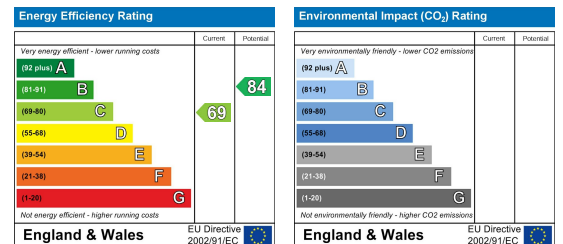
## Floor Plan



## 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

102 Commercial Street  
Brighouse HD6 1AQ

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

[www.peterdavid.co.uk](http://www.peterdavid.co.uk)

T: 01422 366948  
E: [halifax@peterdavid.co.uk](mailto:halifax@peterdavid.co.uk)

T: 01484 719191  
E: [brighouse@peterdavid.co.uk](mailto:brighouse@peterdavid.co.uk)

T: 01422 844403  
E: [hebdenbridge@peterdavid.co.uk](mailto:hebdenbridge@peterdavid.co.uk)

T: 01484 719191  
E: [huddersfield@peterdavid.co.uk](mailto:huddersfield@peterdavid.co.uk)