

# Peter David

# Properties Ltd

Residential Sales and Lettings



**Thackray Street,**

**£105,000**







Welcome to Thackray Street, Halifax. As you step inside, you'll be greeted by a well-presented interior that exudes warmth and comfort. With one reception room, three bedrooms, and a modern fitted kitchen, this property offers the perfect space for a first-time buyer looking to settle down.

The absence of an upward chain means a smooth and hassle-free buying process, allowing you to make this house your home without any delays. The rear patio garden is a hidden gem, providing an outdoor space where you can relax and unwind after a long day.

Whether you're looking to start your property journey or seeking a cosy retreat to call your own, this house on Thackray Street ticks all the boxes. Don't miss out on the opportunity to make this charming property your own slice of paradise in Halifax.

- BEAUTIFULLY PRESENTED THROUGHOUT
- THREE BEDROOMS
- SOLD WITH NO UPWARD CHAIN
- IDEAL FIRST TIME BUYER HOME
- ENCLOSED REAR PATIO GARDEN
- GAS CENTRAL HEATING + DOUBLE GLAZING
- EPC RATING D
- COUNCIL TAX BAND A

## Accommodation

### Kitchen

11'10" x 7'10" (3.62 x 2.40)

### Lounge

13'5" x 13'1" (4.10 x 4.00)

## First floor

### Bedroom

11'11" x 10'2" (3.65 x 3.12)

### Bedroom

6'10" x 10'11" (2.10 x 3.35)

### House bathroom

6'3" x 5'4" (1.92 x 1.65)

## Second floor

### Bedroom

13'7" x 16'9" (4.15 x 5.12)

### Cellar

10'7" x 8'1" (3.25 x 2.47)

## External

The front of the property is pavement lined. To the rear is an enclosed patio garden.

## Directions

Please use the postcode HX2 0AT 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.
6. Thackray Street is an unadopted road.





## Road Map



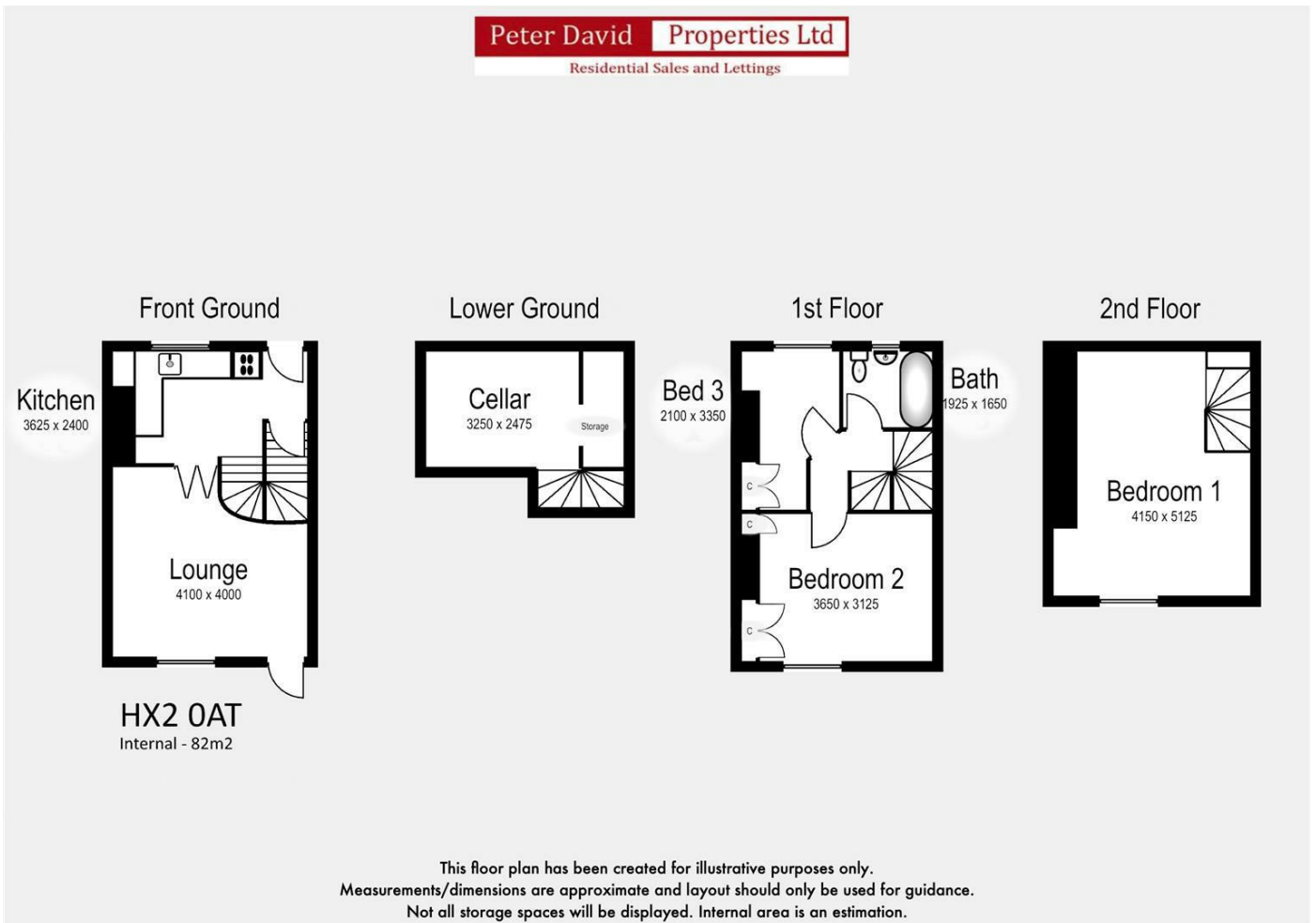
## Hybrid Map



## Terrain Map



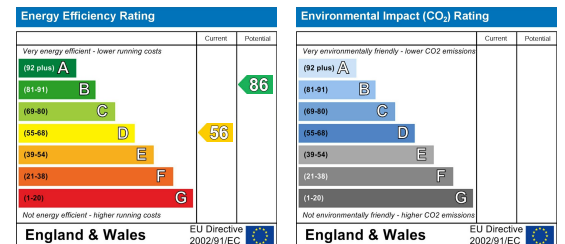
## Floor Plan



## 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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