

Peter David

Properties Ltd

Residential Sales and Lettings



Harewood Avenue,

£140,000





Welcome to this charming property located on Harewood Avenue in Halifax! This delightful house boasts a cosy reception room, two lovely bedrooms, and a modern shower room, making it the perfect home for first-time buyers looking to settle in a peaceful neighbourhood.

Situated in a cul-de-sac, this terrace inner through house offers a tranquil living environment, ideal for those seeking a quiet retreat. The property features off-road parking, ensuring convenience for residents and their guests.

One of the highlights of this property is the beautifully manicured rear garden, providing a serene outdoor space where you can relax and unwind. Whether you enjoy gardening or simply love to bask in the sunshine, this garden is sure to be a delightful extension of your living space.

Don't miss the opportunity to make this house your home and enjoy the comfort and tranquillity it has to offer. Contact us today to arrange a viewing and take the first step towards owning this lovely property on Harewood Avenue!

- THROUGH TERRACE HOME
- BEAUTIFULLY PRESENTED GARDEN
- TWO BEDROOMS
- GAS CENTRAL HEATING + DOUBLE GLAZING
- OFF ROAD PARKING
- CUL DE SAC POSITION
- EPC RATING C
- COUNCIL TAX BAND A

Accommodation

Entrance vestibule

Lounge

11'11" x 13'10" (3.65 x 4.22)

Kitchen

14'9" x 6'6" (4.50 x 2.00)

First floor

Bedroom

14'11" x 11'0" (4.57 x 3.37)

Bedroom

9'2" x 9'10" (2.80 x 3.02)

House shower room

5'8" x 6'11" (1.75 x 2.12)

External

To the front of the property you will find off road parking available on the driveway. To the rear of the property is a beautifully presented and well kept garden with a lovely seating area to enjoy those sunny days.

Directions

Please use the postcode HX2 0LU 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



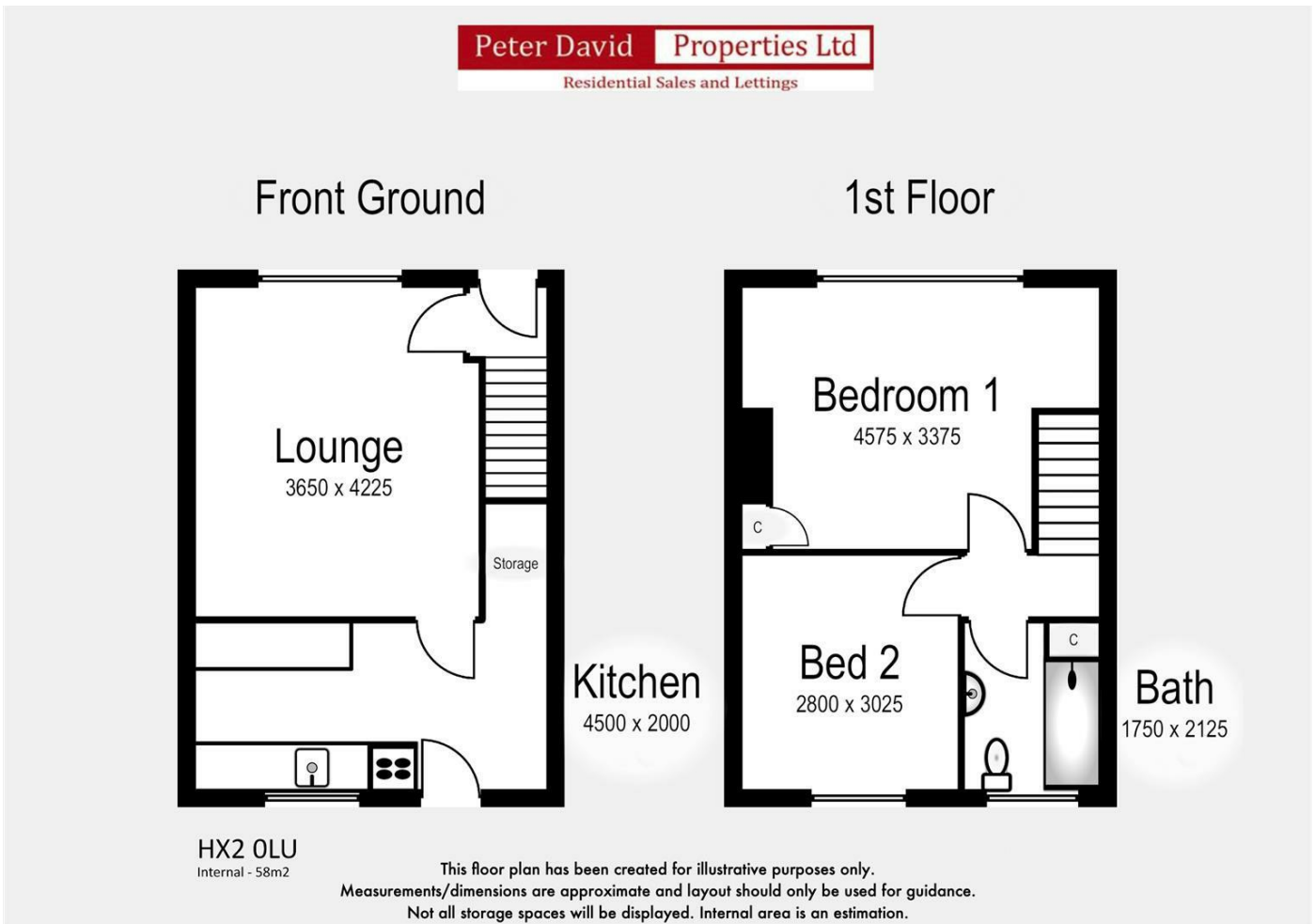
Hybrid Map



Terrain Map



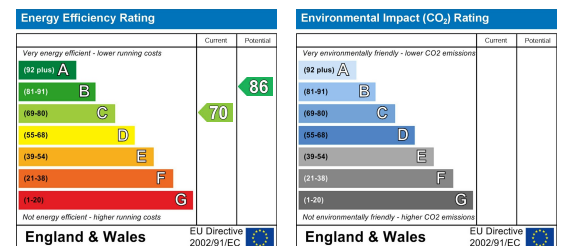
Floor Plan



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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