

Peter David

Properties Ltd

Residential Sales and Lettings



Emscote Street South,

£800 Per Calendar Month





Peter David are pleased to offer this nicely presented TWO DOUBLE BEDROOM through terrace to the rental market. The property is situated close to Halifax so ideal for those working in the town. Savile Park is also a short walk away where many local events and activities take place throughout the year.

The accommodation is set over two levels and briefly comprises of an entrance vestibule, lounge, dining kitchen, cellar and to the first floor two bedrooms and the house bathroom. To the rear is a very useful enclosed paved yard. To the front is a smaller gravelled area. The property benefits from gas central heating and double glazing throughout.

Offered UNFURNISHED. No smoking permitted inside the house. Sorry pets not accepted.

- TWO BEDROOM THROUGH TERRACE
- END TERRACE
- REAR PATIO AREA
- 2 DOUBLE BEDROOMS
- KITCHEN
- LIVING ROOM
- HOUSE BATHROOM
- CLOSE TO LOCAL AMENITIES
- EPC RATING E
- COUNCIL TAX BAND A

Entrance Hallway

Living room

13'0" x 13'1" (3.97 x 4)

Fireplace providing a focal point to the room. Central heating radiator and double glazed window. Door leads to:

Dining Kitchen

15'7" x 11'6" (4.77 x 3.52)

With a range of matching wall and base units with complementary work surfaces. Tiled recessed splash back. Inset Belfast sink and mixer tap. Electric oven and gas hob. Central heating radiator and double glazed window. Space for a dining table and chairs. Access to the cellar. Access to the rear enclosed patio.

Cellar

11'10" x 13'1" (3.62 x 4)

First Floor

Double Bedroom 1

14'9" x 13'1" (4.5 x 4)

Central heating radiator and double glazed window.

Double Bedroom 2

8'6" x 11'6" (2.6 x 3.52)

Central heating radiator and double glazed window.

House Bathroom

6'2" x 8'3" (1.9 x 2.52)

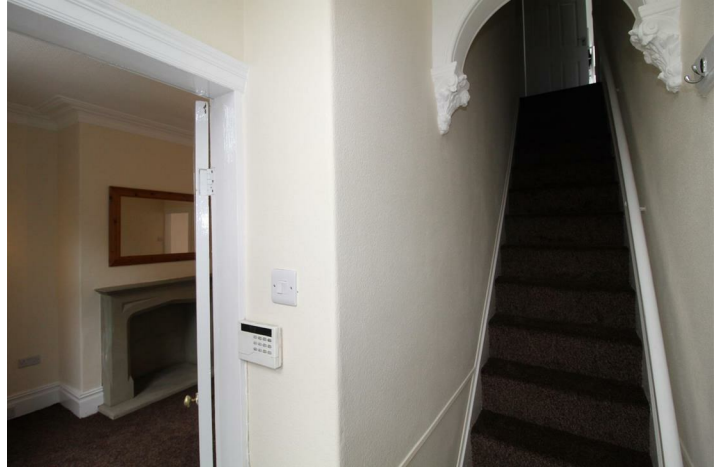
Three piece white suite comprising of a sink with pedestal, freestanding w/c and a bath. Central heating radiator and double glazed frosted window.

External

To the front is a small raised gravel area. To the rear is an enclosed paved patio.

Directions

Please use the postcode HX1 3AN for sat nav directions



Road Map



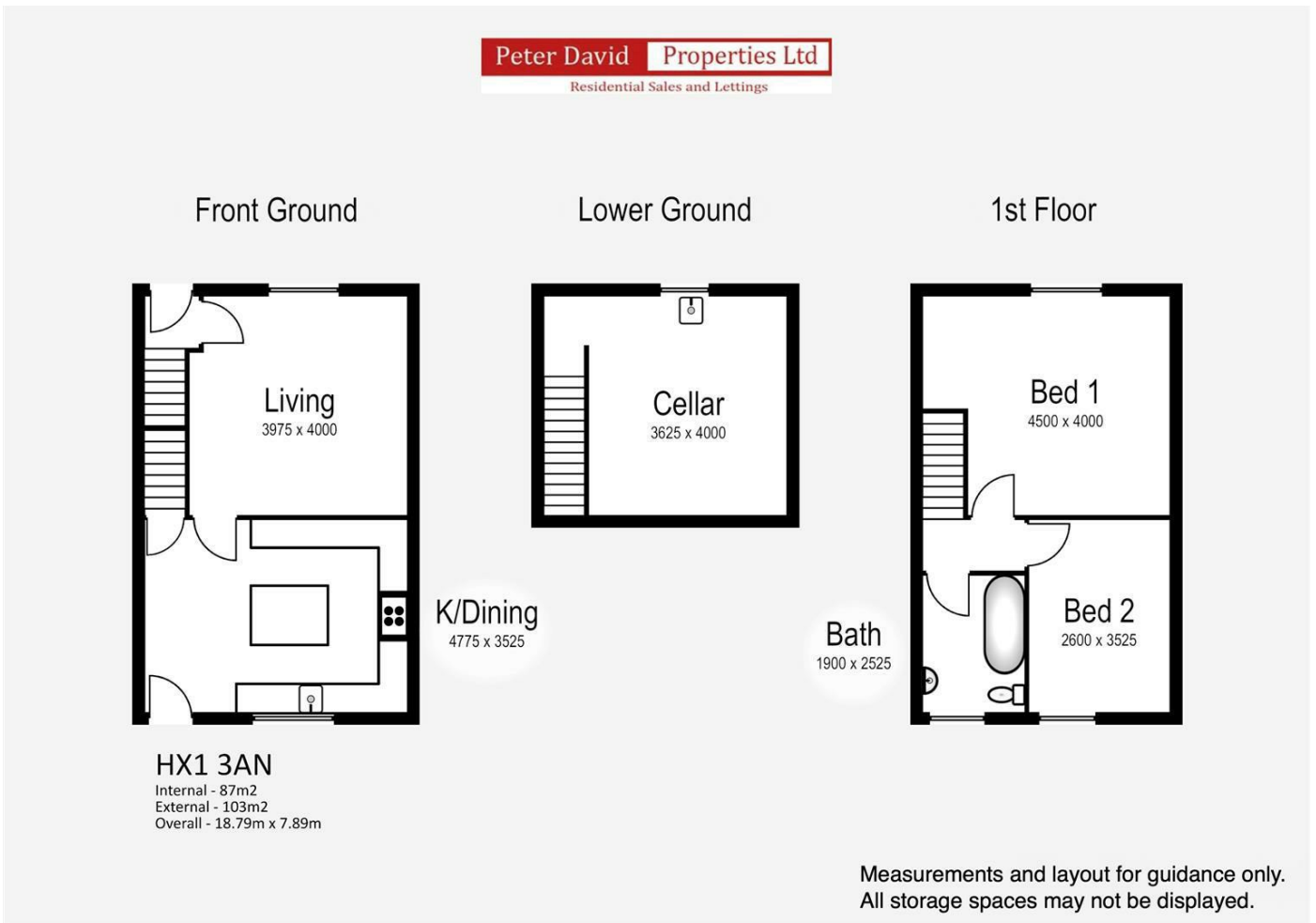
Hybrid Map



Terrain Map



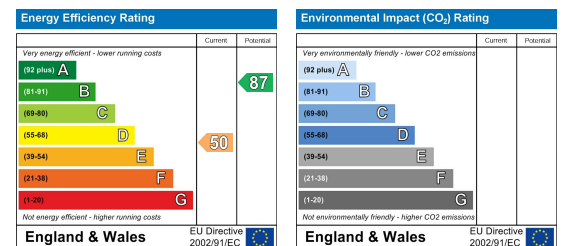
Floor Plan



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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