

Peter David

Properties Ltd

Residential Sales and Lettings



## All Souls Terrace, Boothtown

£99,950







Welcome to All Souls Terrace, a charming terraced house located in the heart of Boothtown, Halifax. This property is an ideal choice for first-time buyers looking to settle down in a cozy and welcoming home.

As you step inside, you are greeted by a lovely reception room, perfect for relaxing and entertaining guests. With two spacious double bedrooms, there is plenty of room for a growing family or for guests to stay over comfortably.

The property boasts a well-maintained 4 piece bathroom, ensuring convenience and privacy for all residents. Additionally, the enclosed yard provides a private outdoor space where you can enjoy some fresh air and perhaps even cultivate a small garden.

Conveniently situated close to Halifax Town Centre, you'll have easy access to a variety of amenities including shops, restaurants, and public transport links. This location offers the perfect blend of suburban tranquillity and urban convenience.

Don't miss out on the opportunity to make this delightful terraced house your new home. Contact us today to arrange a viewing and take the first step towards owning your own piece of Halifax's vibrant community.

- MID THROUGH TERRACE
- CONVENIENT LOCATION CLOSE TO HALIFAX
- TWO DOUBLE BEDROOMS
- WELL PRESENTED THROUGHOUT
- IDEAL FIRST TIME BUYER HOME
- ENCLOSED REAR YARD IDEAL FOR SITTING OUT ON SUNNY DAYS
- EPC RATING C
- COUNCIL TAX BAND A

## Accommodation

### Lounge

14'2" x 13'1" (4.32 x 4.00)

### Kitchen

11'3" x 6'2" (3.45 x 1.90)

### Cellar

8'7" x 6'2" (2.62 x 1.90)

## First floor

### Bedroom 1

14'4" x 10'4" (4.37 x 3.17)

### House bathroom

8'8" x 8'11" (2.65 x 2.72)

## Second floor

### Bedroom 2

14'0" x 19'5" (4.27 x 5.92)

### External

To the rear of the property is an enclosed yard.

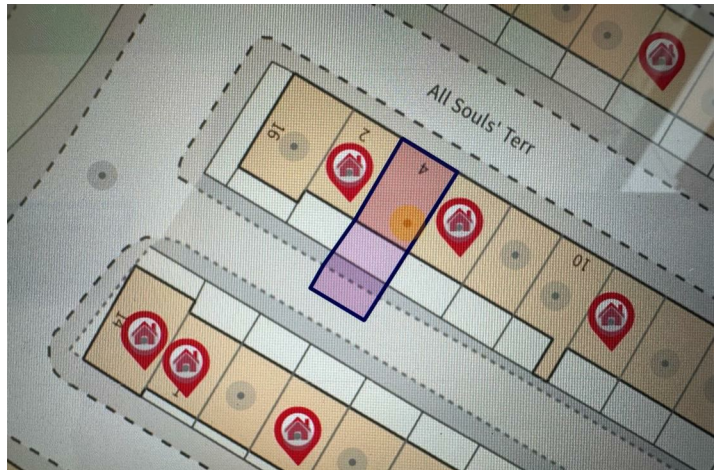
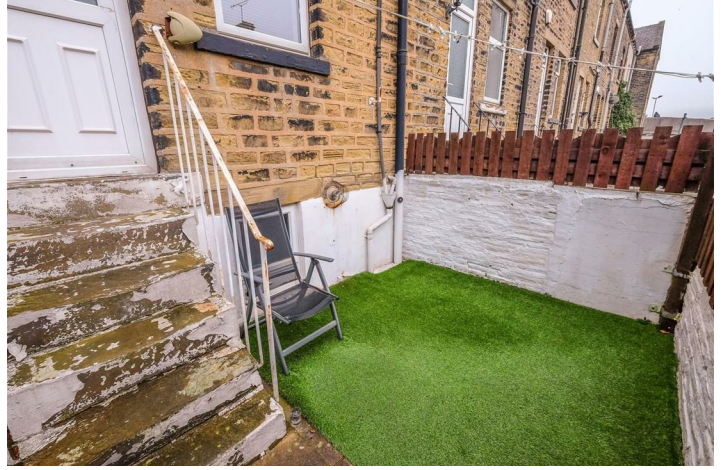
### Directions

Please use the postcode HX3 6DX

### 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



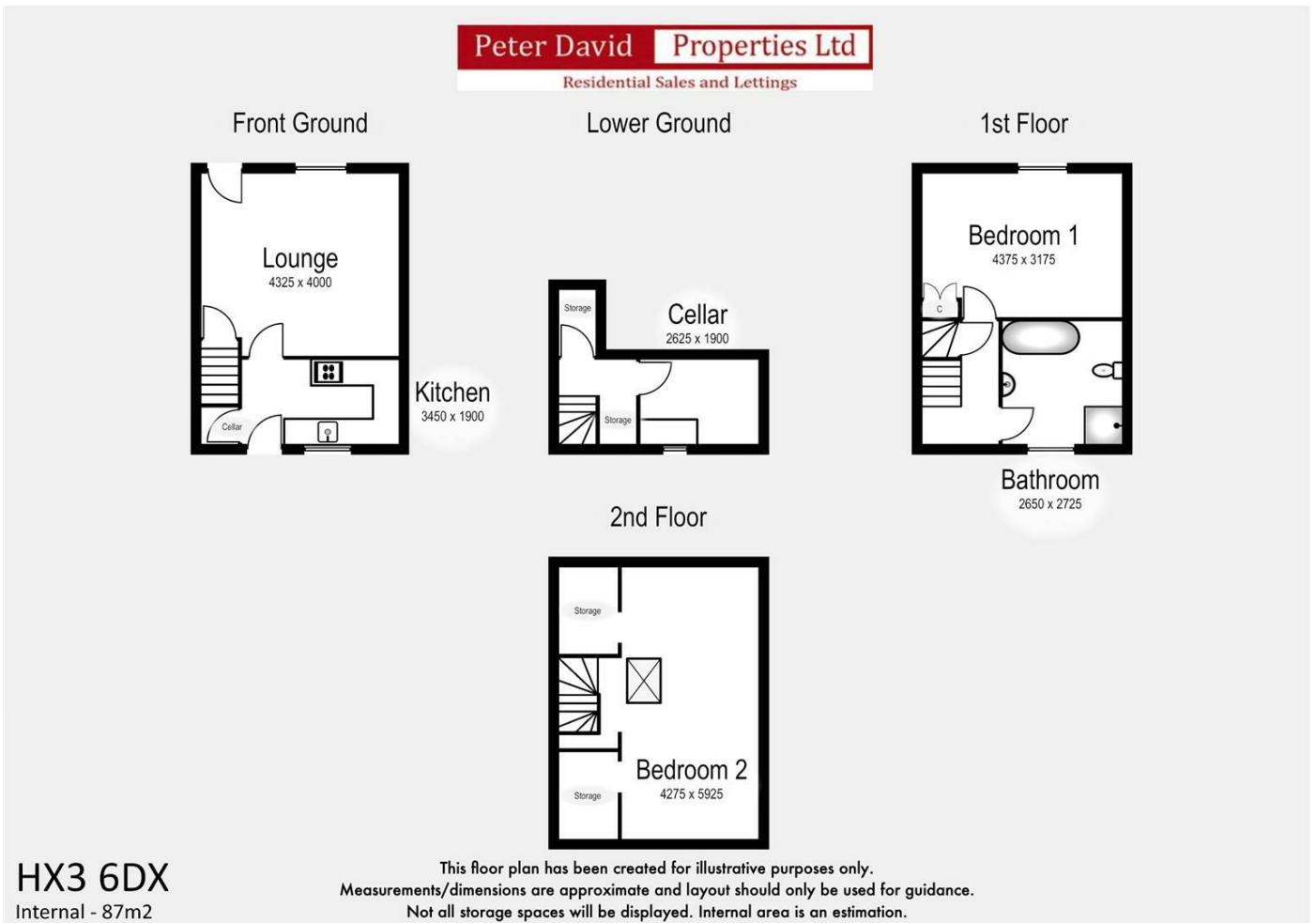
## Hybrid Map



## Terrain Map



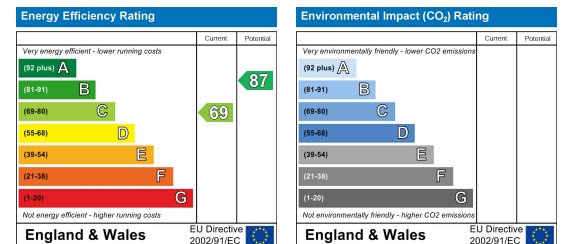
## Floor Plan



## 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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