

Peter David

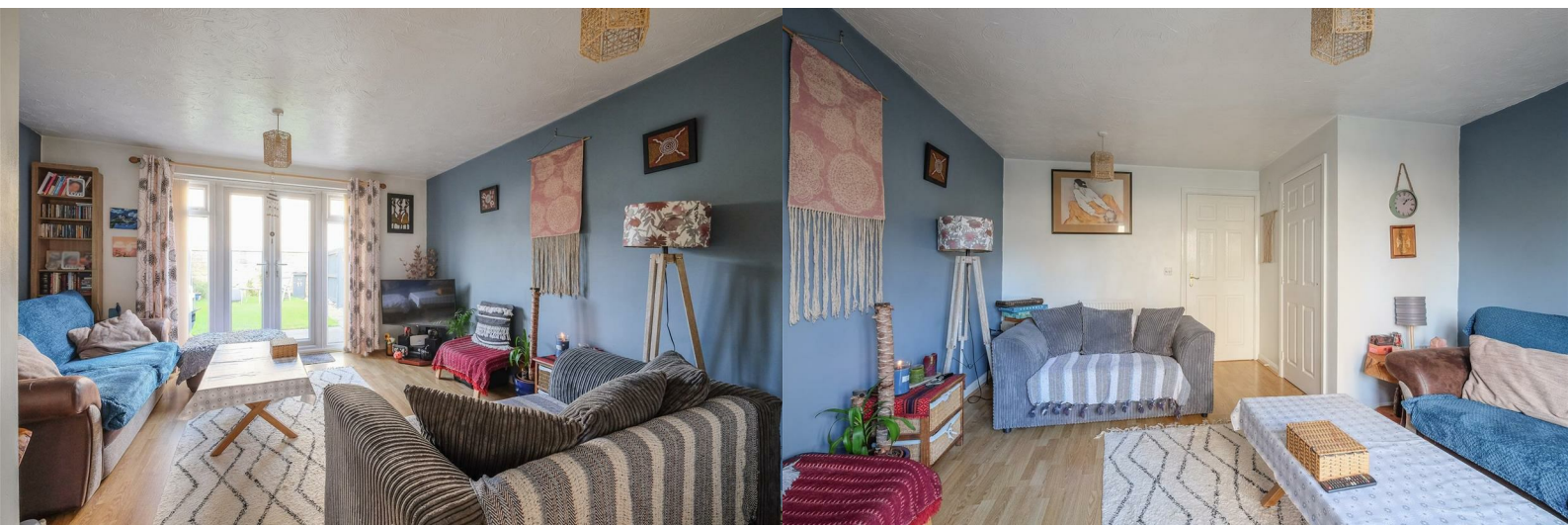
Properties Ltd

Residential Sales and Lettings



Cusworth Close,

£140,000





Welcome to this charming modern two-bedroom home located on Cusworth Close in Halifax. This lovely property boasts a well-presented interior with one reception room, ideal for entertaining guests or simply relaxing after a long day. With two bedrooms, there's plenty of space for a small family or guests to stay over.

There is the convenient parking space available for one vehicle, ensuring you never have to worry about finding a spot after a long day out. Additionally, the garden to the rear provides a perfect outdoor space for enjoying a morning coffee or hosting a summer barbecue with friends and family.

Not only is this home aesthetically pleasing, but it is also energy efficient with a rating of C, helping you save on utility bills while reducing your carbon footprint. Whether you're a first-time buyer, a small family, or someone looking to downsize, this property offers a comfortable and inviting space to call home.

Don't miss out on the opportunity to own this delightful terrace inner through house in a desirable location. Book a viewing today and envision yourself living in this wonderful property on Cusworth Close.

- MODERN MID TERRACE
- PARKING SPACE
- TWO DOUBLE BEDROOMS
- GAS CENTRAL HEATING + DOUBLE GLAZING
- ENCLOSED REAR GARDEN LAID TO LAWN
- WELL PRESENTED THROUGHOUT
- COUNCIL TAX BAND A
- EPC RATING C

Accommodation

Entrance vestibule

Lounge

13'3" x 14'1" (4.05 x 4.30)

Kitchen

6'2" x 9'8" (1.90 x 2.97)

Downstairs w/c

First floor

Double bedroom 1

13'3" x 9'0" (4.05 x 2.75)

Double bedroom 2

13'3" x 8'8" (4.05 x 2.65)

House bathroom

5'6" x 6'5" (1.70 x 1.97)

External

The property has an off road parking space. The rear of the property has an enclosed rear garden laid to lawn.

Directions

Please use the postcode HX1 4RU 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



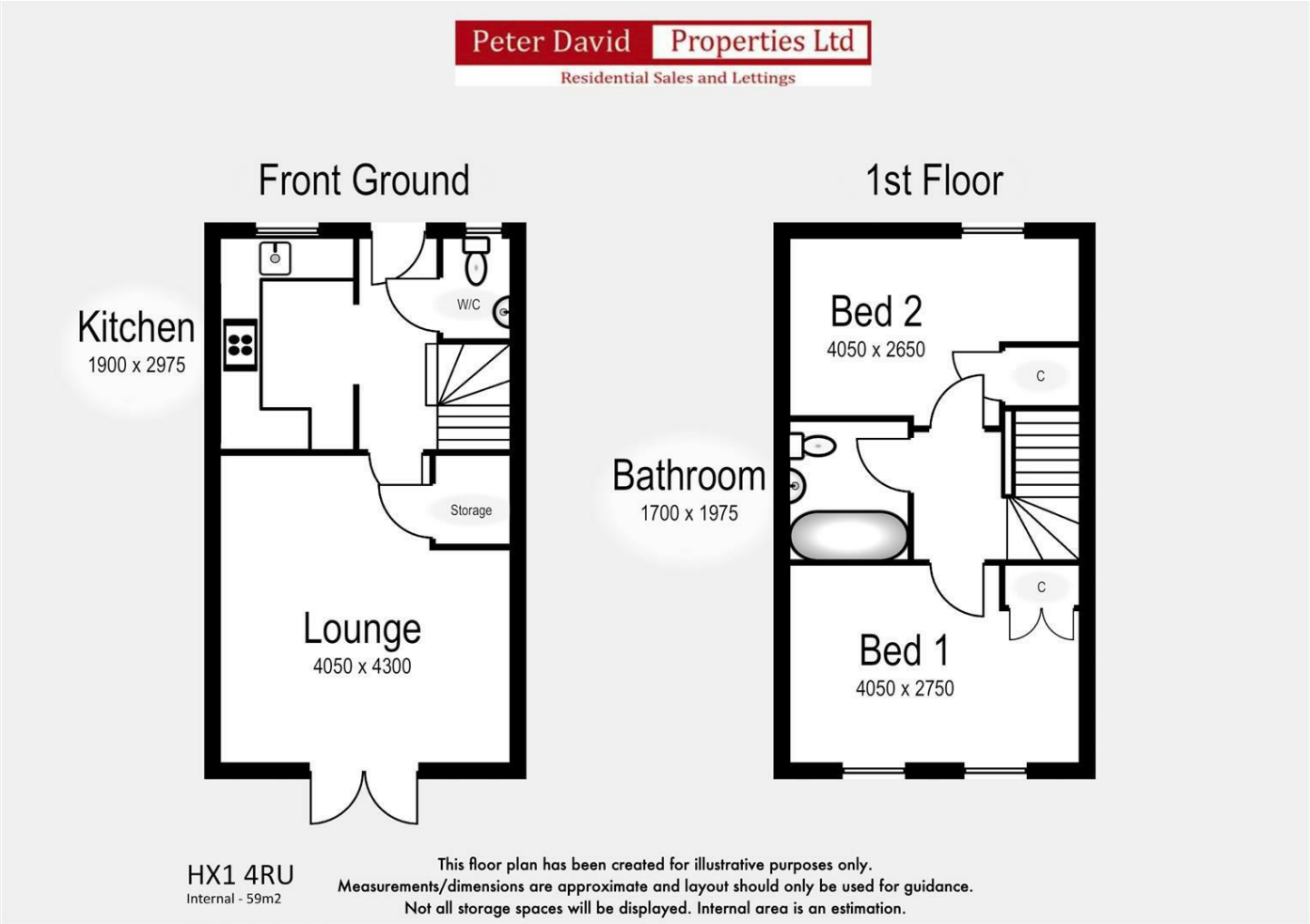
Hybrid Map



Terrain Map



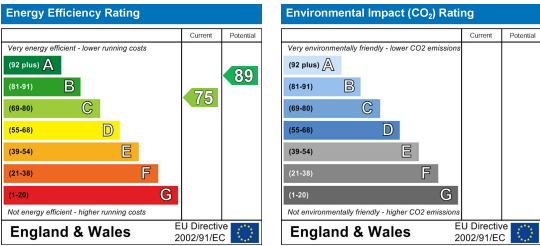
Floor Plan



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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