

# Peter David

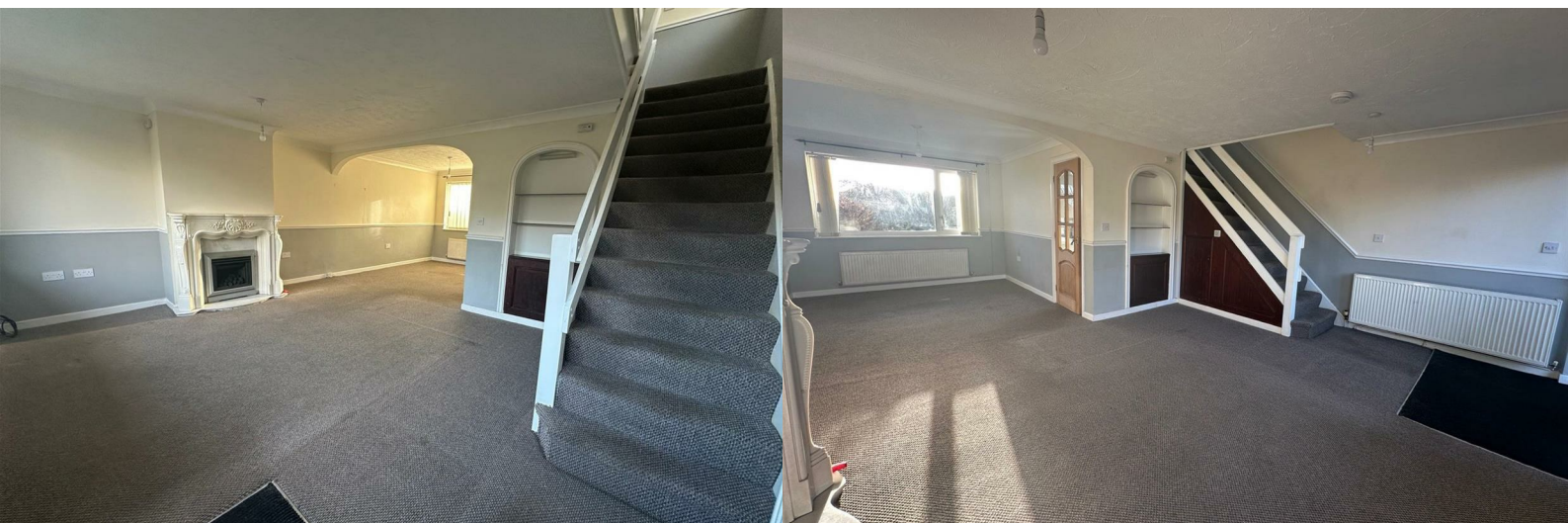
# Properties Ltd

Residential Sales and Lettings



**Windmill Drive, Northowram**

**Price Guide £220,000**







Nestled in the desirable residential area of Northowram, Halifax, this charming semi-detached house on Windmill Drive presents an excellent opportunity for families and first-time buyers alike. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space for family and friends, ensuring a warm and welcoming atmosphere.

The property is sold with vacant possession, allowing for a smooth transition into your new home. For those with vehicles, the property offers convenient parking with a drive ensuring that parking is never a concern. A single garage provides storage options too.

The location is particularly appealing, situated in a tranquil neighbourhood that is both friendly and accessible. Residents can enjoy the benefits of a community-oriented environment while being just a short distance from local amenities and transport links.

This semi-detached house is a wonderful blend of comfort and practicality, making it an ideal choice for anyone looking to settle in Northowram. The property does require some modernisation. With its attractive features and prime location, this property is not to be missed.

- NO UPWARD CHAIN
- SEMI DETACHED PROPERTY
- THREE BEDROOMS
- SINGLE GARAGE PLUS DRIVE
- GARDENS TO THE FRONT AND REAR
- DESIRABLE RESIDENTIAL AREA OF NORTHOWRAM
- SOLD WITH VACANT POSSESSION
- IDEAL FAMILY HOME
- COUNCIL TAX BAND C
- EPC TO FOLLOW

## Accommodation

### Lounge / Dining room

16'7" x 24'1" max (5.07 x 7.36 max)

### Kitchen

7'5" x 10'3" (2.27 x 3.13)

### First floor

### Bedroom

12'10" x 8'0" (3.93 x 2.44)

### Bedroom

10'0" x 10'9" (3.05 x 3.29)

### Bedroom

9'11" x 6'4" (3.04 x 1.95)

### House bathroom

6'3" x 6'0" (1.92 x 1.83)

### Single garage

### External

A driveway provides parking for one car. Single garage for storage. Garden laid to lawn to the rear.

### 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



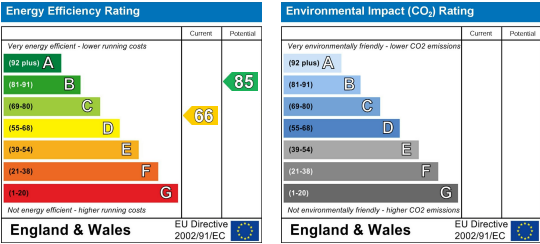
Floor Plan



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



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