

Peter David

Properties Ltd

Residential Sales and Lettings



Moor End Road, Mount Tabor

Offers Over £250,000





Peter David Properties are pleased to present to the open market this three bedroom stone built bay fronted semi-detached family home located to this popular semi-rural village giving easy access to local amenities and Wainstalls Junior & Infant School is approx. one mile away.

The property enjoys open views to the front and a good-sized rear garden with patio area. The accommodation in brief comprises of: entrance hallway, lounge, fitted dining kitchen with built in appliances and access into the conservatory.

On the first floor are three bedrooms and family bathroom. The property also benefits from gas central heating and PVCu double glazing.

Externally there is a small garden to the front, side driveway gives access to the detached garage which needs attention. The rear garden is mainly laid to lawn with paved patio area

The property is being SOLD with no upward chain

- Three-bedroom semi-detached family home
- Offering good sized living accommodation
- Within easy access to local amenities and Wainstalls junior and infant school
- Good sized rear garden with patio area
- Detached garage (in need of attention)
- Driveway provides off road parking for several cars
- Sold with NO UPWARD CHAIN
- Tenure: Freehold
- Council tax band C
- EPC band D

Accommodation

Front entrance door

Gives access into the:

Hallway

Tiled flooring, staircase access to the first floor, understairs storage space housing the combination boiler and steps lead down to a small keeping cellar where the electric meter will be found and access to all the ground floor rooms

Lounge

13'6" x 11'1" (4.14 x 3.38)

Bay window to the front, inset into the chimney breast is the multi fuel stove fire, recessed down lighting, single radiator and coving to the ceiling

Dining kitchen

17'1" x 10'9" (5.21 x 3.30)

Being nicely presented with matching wall and base units, inset stainless steel sink, electric stove cooker with extractor hood above, engineered oak flooring, plumbed for automatic washing machine, integrated fridge / freezer, recessed down lighting, window to the side and access into the:

Conservatory

12'11" x 10'4" (3.96 x 3.17)

Constructed of PVCu wood grain, oak flooring, radiator and French doors open out onto the paved patio area

First floor

Landing area

Window to the side, a pull-down ladder gives access to the loft space and access to all the first-floor rooms

Bedroom one

11'1" x 11'1" (3.40 x 3.38)

Good sized double room with window to the front, cast iron radiator, recessed down lighting

Bedroom two

10'9" x 10'9" (3.30 x 3.30)

Window to the rear, cast iron radiator, recessed down lighting

Bedroom three

6'7" x 5'6" (2.01 x 1.70)

Window to the front and single radiator

Bathroom

6'11" x 5'8" (2.11 x 1.75)

Well presented with a three piece white suite with slipper shaped bath with shower attachment, wash hand basin, low flush toilet, chrome radiator, grey tiling to the walls and floor, window to the rear, extractor fan and recessed down lighting

External

Small garden area to the front, side driveway provides off road parking for several cars, detached garage which needs repairs, good sized rear garden with patio area

Directions

From Halifax proceed up Pellon Lane for approx. three miles taking your right turn onto Moor End Road, continue along taking your second left where the property will be found set back from the main road and identified by our FOR-SALE board

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

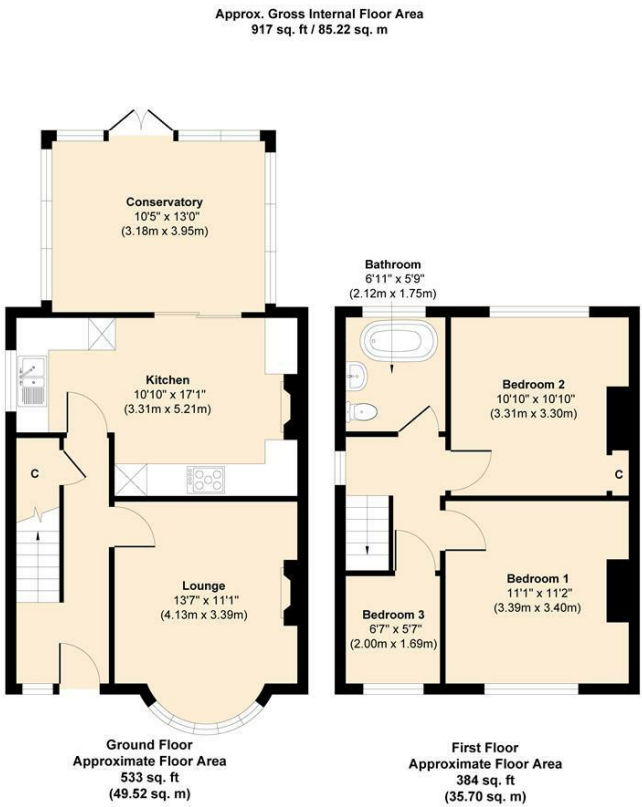
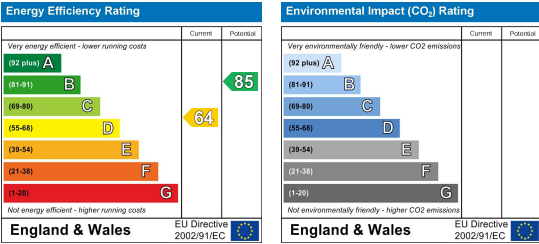


Illustration for identification purposes only. Measurements are approximate and not to scale. Room dimensions indicate maximum length / width unless otherwise stated. Unauthorised reproduction is prohibited.

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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361 Skircoat Green Road,
Halifax
HX3 0RP

102 Commercial Street
Brighouse HD6 1AQ

www.peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

T: 01422 366948
E: halifax@peterdavid.co.uk

T: 01484 719191
E: brighouse@peterdavid.co.uk

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191
E: huddersfield@peterdavid.co.uk