# Peter David

# Properties Ltd

Residential Sales and Lettings



# **Bank Top, Southowram**

Offers In The Region Of £190,000











Nestled in the charming area of Bank Top, Southowram, Halifax, this delightful semi-detached house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The property boasts a modern bathroom, ensuring that your daily routines are both comfortable and efficient. The kitchen is functional and well-equipped, catering to all your culinary needs.

This home features an enclosed rear garden with off-road parking for added convenience. The location is particularly advantageous, with easy access to local amenities and transport links, ensuring that you are well-connected to Halifax and Brighouse.

In summary, this semi-detached house in Bank Top, Southowram, presents an excellent opportunity for those seeking a comfortable and convenient home in a desirable location. With its appealing features and inviting atmosphere, it is certainly worth considering for your next move.

- TWO BEDROOMS
- SOUGHT AFTER LOCATION
- CLOSE TO LOCAL SCHOOLS
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- EASY ACCESS TO HALIFAX AND BRIGHOUSE
- EPC RATING D
- COUNCIL TAX BAND B

#### **Entrance vestibule**

#### Lounge

12'6" x 12'1" (3.82 x 3.7)

#### Kitchen

15'3" x 12'9" (4.67 x 3.9)

#### First floor

#### **Bedroom one**

15'7" x 11'5" (4.75 x 3.5)

#### **Bedroomtwo**

9'4" x 9'1" (2.85 x 2.77)

#### **Bathroom**

5'6" x 5'9" (1.7 x 1.77)

#### **Directions**

Please use post code HX3 9PD for sat nav directions.

#### **External**

Driveway to the front, enclosed garden 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.

















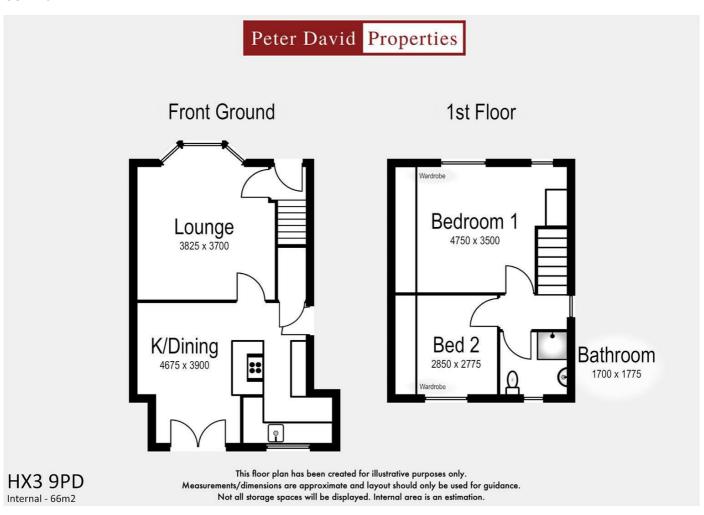
### Road Map Hybrid Map Terrain Map







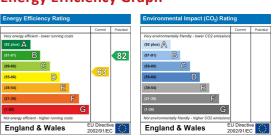
#### **Floor Plan**



### **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**



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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