

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.



Bank, Iowa

Law Ln

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A map showing the location of Bank Top in Southowram. A red pin marks the location, with 'BANK TOP' and 'Southowram' labeled nearby. The map includes contour lines and a scale bar.

Peter David Properties

Front Ground

Lounge
3825 x 3700

K/Dining
4675 x 3900

1st Floor

Bedroom 1
4750 x 3500

Bed 2
2850 x 2775

Bathroom
1700 x 1775

HX3 9PD
Internal - 66m²

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current: 63 Potential: 82

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Current: 82 Potential: 82

England & Wales EU Directive 2002/91/EC

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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