

Peter David

Properties Ltd

Residential Sales and Lettings



Whitegate Road, Siddal

Offers In The Region Of £125,000





Welcome to this charming three bed terraced house located on Whitegate Road in Siddal, Halifax.

This property is an ideal choice for first-time buyers looking to step onto the property ladder. The good commuter links in the area make it easy to travel to work or explore the nearby amenities.

Upon entering, you are greeted by a cosy reception room, perfect for relaxing with family or entertaining guests. The property boasts three lovely bedrooms, offering ample space for a growing family or those in need of a home office.

The property benefits from a new roof and loft insulation installed March 2025.

The absence of an upward chain means a smoother and quicker transition for the lucky new owners. This property is part flying freehold.

Don't miss out on the opportunity to make this house your home. Contact Peter David Halifax today to arrange a viewing.

- THREE BEDROOM MID TERRACE
- SOLD WITH NO UPWARD CHAIN
- NEW ROOF AND LOFT INSULATION INSTALLED MARCH 2025
- M62 NETWORK 10 MINS DRIVE
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- EPC RATING D
- COUNCIL TAX BAND A
- IDEAL FIRST TIME BUYER HOME
- USEFUL CELLAR

Accommodation

Entrance hallway

Kitchen diner

12'1" x 11'10" (3.70 x 3.62)

Lounge

15'10" x 14'5" (4.85 x 4.40)

First floor

Bedroom

8'4" x 14'6" (2.55 x 4.42)

Bedroom

Bedroom

9'2" x 8'9" (2.80 x 2.67)

House bathroom

7'10" x 11'0" (2.40 x 3.37)

Cellar

16'0" x 11'10" (4.90 x 3.62)

External

Small garden to the front

Directions

Please use the postcode HX3 9AD 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.

6. The property is part flying freehold.



Road Map



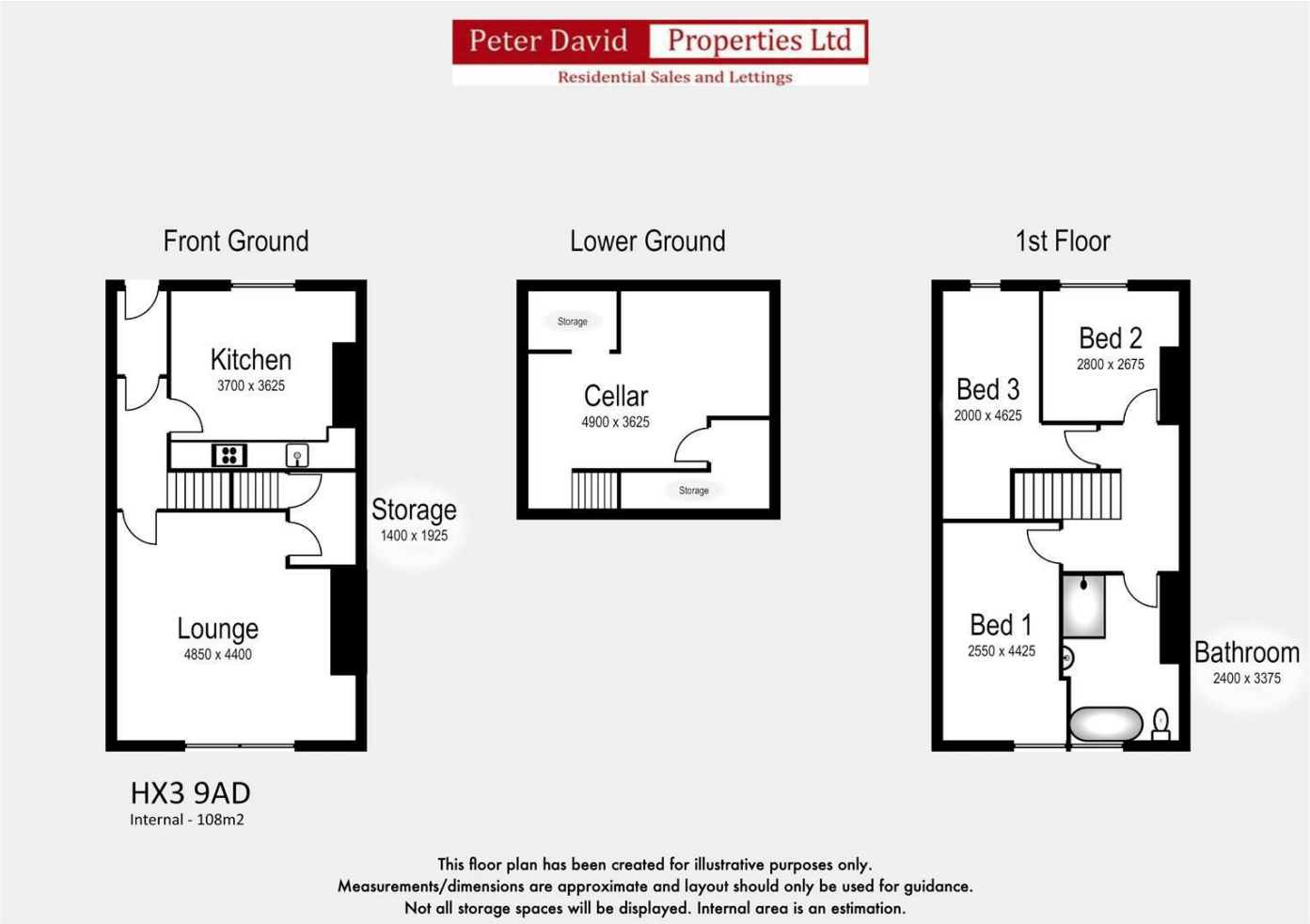
Hybrid Map



Terrain Map



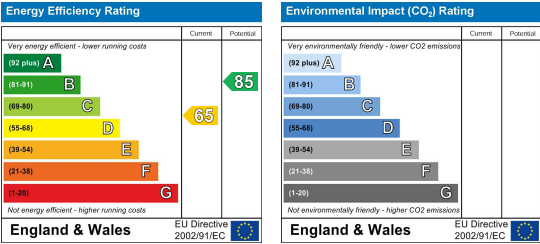
Floor Plan



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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