

# Peter David

# Properties Ltd

Residential Sales and Lettings



**Sandbeds Road, Pellon**

**£100,000**







Located in this popular area of Halifax, this inner through terrace house presents an excellent opportunity for both first-time buyers and investors. The property boasts two well-proportioned bedrooms, a comfortable reception room, and a bathroom on the ground floor.

While the house is in need of modernisation, this aspect is reflected in the attractive asking price, allowing new owners the chance to personalise the space to their taste and style. The front and rear gardens offer a pleasant outdoor area, perfect for enjoying the fresh air or cultivating a small garden.

Situated in a popular location, this property benefits from a sense of community and convenience, with local amenities and transport links within easy reach. Additionally, the property is sold with no upward chain, ensuring a smooth and straightforward purchasing process.

This is a fantastic opportunity to acquire a property with great potential in a popular area. Whether you are looking to make your first step onto the property ladder or seeking a promising investment, this house on Sandbeds Road is certainly worth considering.

- TWO BEDROOMS
- SOLD WITH NO UPWARD CHAIN
- GARDENS FRONT AND REAR
- POPULAR LOCATION
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- COUNCIL TAX BAND - A
- EPC RATING - E

## Accommodation

### Lounge

12'8" x 11'1" (3.87 x 3.4)

### Kitchen

9'6" x 7'9" (2.92 x 2.37)

### Ground floor Bathroom

6'1" x 5'11" (1.87 x 1.82)

## First floor

### Bedroom one

12'8" x 11'0" (3.87 x 3.37)

### Bedroom two

9'4" x 13'11" (2.87 x 4.25)

## External

Gardens to both front and rear. On street parking.

## Directions

Please use postcode HX2 0JF 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.







Road Map



Hybrid Map



Terrain Map



Floor Plan

Peter David Properties

Front Ground

Lounge  
3875 x 3400

Bath  
1875 x 1825

Kitchen  
2925 x 2375

1st Floor

Bedroom 1  
3875 x 3375

Bed 2  
2875 x 4250

HX2 0JF

Internal - 58m<sup>2</sup>

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.

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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	78	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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