

Peter David

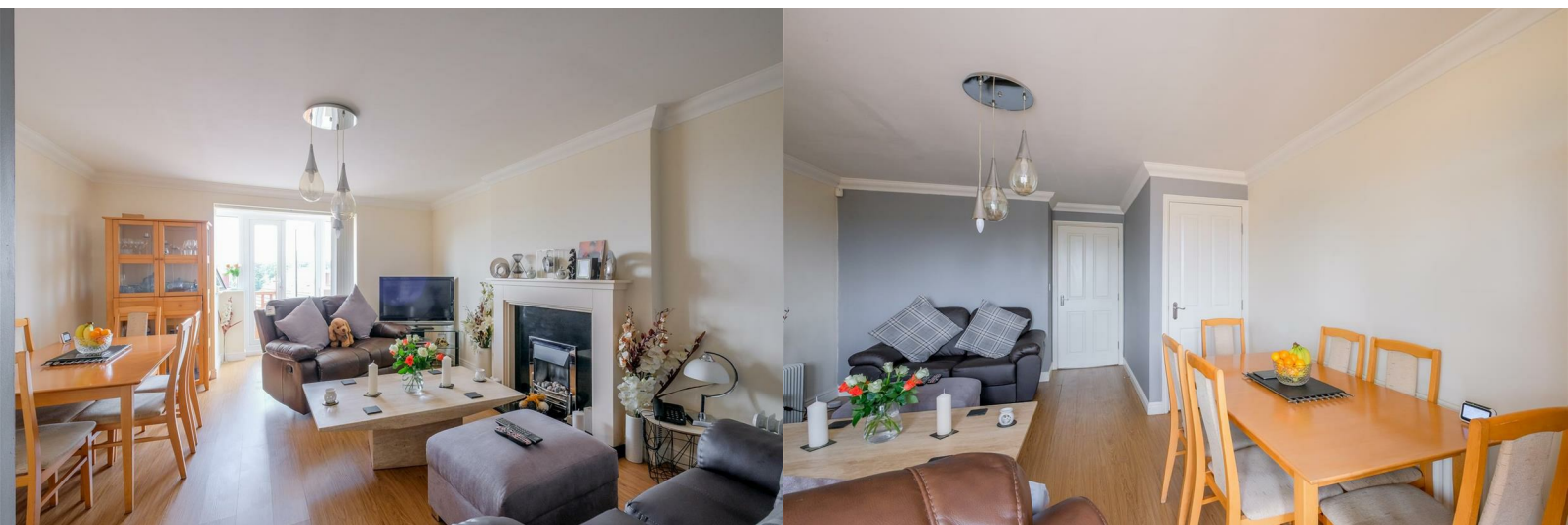
Properties Ltd

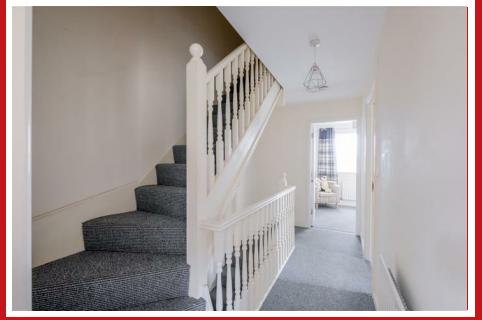
Residential Sales and Lettings



Bramble Close, Siddal

£195,000





Peter David Properties are delighted to bring this THREE BEDROOM TOWNHOUSE to the market for sale. Located in this small cul de sac in Siddal. With stunning views over Halifax Town and the Pennine Hills beyond, this property would make a lovely family home.

Siddal is a well established residential area south of the town and provides excellent commuter links to both Leeds and Manchester via the M62 network which is only 10 minutes drive away or alternatively Halifax train station is a 20 minutes walk away. The town centre and the facilities provided can be accessed by the regular local bus service or an easy 20 minute walk. Siddal is served by local shops and a local church, there is a Primary School and a Secondary School in Siddal.

This property benefits from the usual modern conveniences one would expect such as gas central heating, PVCu double glazing and a security alarm system. The internal accommodation, set over three floors, briefly comprises of an entrance hallway, kitchen, living room, downstairs wc, three double bedrooms including a larger than average master bedroom with an en suite and a house bathroom.

- THREE BEDROOM TOWNHOUSE
- LARGE MASTER BEDROOM WITH ENSUITE
- OFF ROAD PARKING
- EXTENSIVE VIEWS OVER HALIFAX
- IDEAL FAMILY HOME
- POPULAR LOCATION
- CLOSE TO AMENITIES
- EPC RATING - C
- COUNCIL TAX BAND - B

Accommodation

Entrance hall

Kitchen

6'6" x 10'4" (2 x 3.15)

With a range of matching wall and base units with complementary work surfaces, one and a half bowl stainless steel sink, electric integrated oven, four ring ceramic hob, space for a free standing fridge/freezer and space for washing machine. Double glazed window, cupboard housing the combi boiler and extractor fan.

Lounge

13'7" x 19'2" (4.15 x 5.85)

A good size lounge with feature gas fire, laminate flooring, storage cupboard, double glazed windows and patio doors leading to the rear garden.

WC

Useful addition to this home, with a low flush WC, pedestal wash hand basin and central heating radiator.

First floor

Bedroom two

13'5" x 9'10" (4.1 x 3)

Double bedroom with double glazed window with far reaching views and central heating radiator.

Bedroom three

13'5" x 9'6" (4.1 x 2.9)

Double bedroom with two double glazed windows and central heating radiator.

Bathroom

6'10" x 6'8" (2.1 x 2.05)

With wall panels and a white three piece suite which comprises of, shower over the bath, low flush WC, vanity unit wash hand basin, central heating radiator and frosted double glazed window.

Bedroom one

10'2" x 18'9" (3.1 x 5.72)

Large double bedroom with access to the en-suite with a storage cupboard, access to the loft, Double glazed window and central heating radiators.

En suite

9'4" x 6'8" (2.85 x 2.05)

Partly tiled with a white three piece suite which comprises of, shower enclosure with mixer shower, low flush WC, vanity unit wash hand basin with a velux window and central heating radiator.

External

To the front of the property there is a driveway providing off road parking, with the benefit of a large secure outside store cupboard. To the rear there is a small decked area enjoying views across Halifax and beyond, steps then lead down to the enclosed garden.

Directions

Please use post code HX3 9EL 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



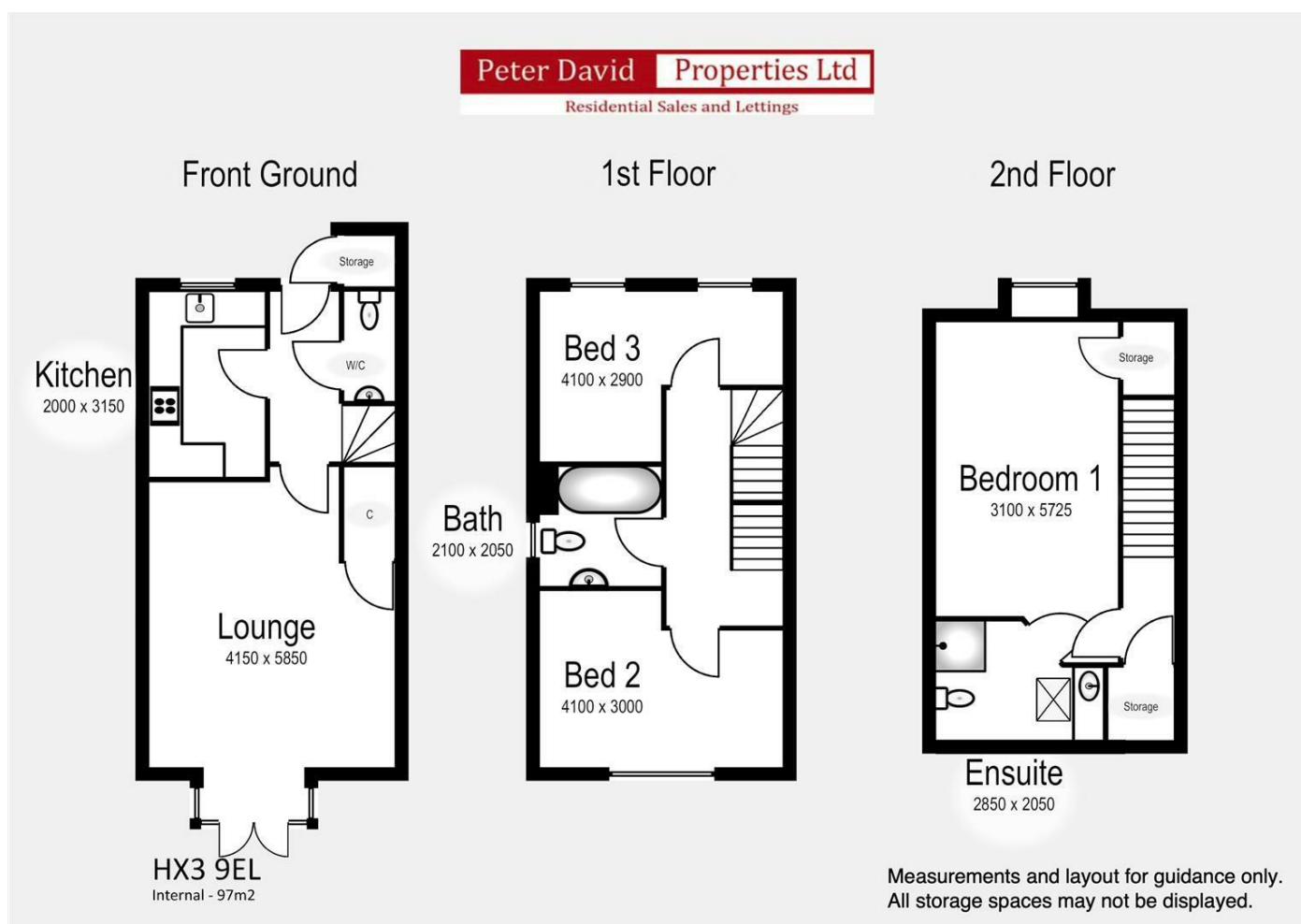
Hybrid Map



Terrain Map



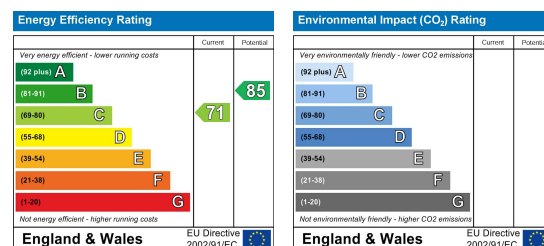
Floor Plan



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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