

Peter David

Properties Ltd

Residential Sales and Lettings



Lee Mount Road,

Offers Over £150,000





Situated on the outskirts of Lee Mount, Halifax, this beautifully refurbished through terrace house presents an excellent opportunity for those seeking a modern and comfortable family home. With four spacious bedrooms, this property is perfect for families or investors. The well-appointed layout includes a welcoming reception room, ideal for entertaining guests or enjoying quiet evenings in.

The house boasts a contemporary house bathrooms, plus an additional WC ensuring convenience for all residents. This home has been renovated with fire doors throughout, making it ready for you to move in or rent out.

Situated in a prime location, this property offers easy access to local amenities, including shops, schools, and parks, making it an ideal choice for families. Additionally, Halifax town centre is just a short distance away, providing a wealth of shopping, dining, and leisure options.

This delightful home combines modern living with a convenient location, making it a must-see for anyone looking to settle in Halifax. Don't miss the chance to make this lovely property your own.

- FOUR BEDROOMS
- SPACIOUS THROUGH TERRACE
- SET OVER THREE FLOORS
- RECENTLY RENOVATED THROUGHOUT
- IDEAL FOR INVESTORS OR FIRST TIME BUYERS
- READY TO MOVE IN TO
- CONVENIENT LOCATION
- EPC TO FOLLOW
- COUNCIL TAX BAND A

Accommodation

Dining kitchen

8'5" x 15'1" (2.57 x 4.6)

Lounge

12'5" x 12'8" (3.8 x 3.87)

Cellar

13'1" x 12'8" (4 x 3.87)

First floor

Bedroom

12'6" x 11'5" (3.82 x 3.5)

Bedroom

7'4" x 9'4" (2.25 x 2.85)

Bathroom

5'1" x 12'8" (1.55 x 3.87)

Second floor

Bedroom

12'3" x 14'9" (3.75 x 4.5)

Bedroom

8'2" x 10'5" (2.5 x 3.2)

WC

External

The front of the property is pavement lined. The rear door opens onto a small yard.

Directions

Please use the postcode HX3 5BQ 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

Kitchen

2575 x 4600

Lounge

3800 x 3875

Lower Ground

Storage

Storage

Cellar

4000 x 3875

1st Floor

Bedroom 1

3825 x 3500

Bath

1550 x 3875

Bed 4

2250 x 2850

2nd Floor

Bedroom 2

3750 x 4500

Bed 3

2500 x 3200

HX3 5BQ

Internal - 125m2

This floor plan has been created for illustrative purposes only.

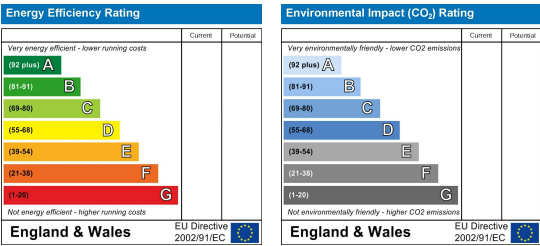
Measurements/dimensions are approximate and layout should only be used for guidance.

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



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.