

Peter David

Properties Ltd

Residential Sales and Lettings



Kelseys Court,

£80,000





Welcome to this charming back-to-back terraced house located in the popular area of Halifax. This property features a reception room, perfect for relaxing or entertaining guests. The house boasts two bedrooms, comprising one comfortable double bedroom and a cosy single attic room, making it an ideal choice for small families, couples, or individuals seeking extra space.

While the house is in need of modernisation, it boasts a gas fire in the lounge, providing a cosy focal point for relaxation during the colder months. The absence of central heating allows for the potential to design a heating system that suits your preferences and lifestyle.

The property also includes a good size, well-appointed bathroom, ensuring convenience for daily routines. One of the standout features of this home is the spacious yard, providing an excellent outdoor area for gardening, leisure activities, or simply enjoying the fresh air.

Situated in a popular and convenient location, this house offers easy access to local amenities, schools, and transport links, making it an attractive option for those looking to settle in a vibrant community.

- TWO BEDROOMS
- SPACIOUS YARD
- IN NEED OF MODERNISATION WHICH IS REFLECTED IN THE ASKING PRICE
- POPULAR LOCATION
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- CLOSE TO LOCAL AMENITIES
- EPC RATING - TO FOLLOW
- COUNCIL TAX BAND - A

Accommodation

Lounge

14'0" x 10'7" (4.28 x 3.23)

Kitchen

14'0" x 4'11" (4.28 x 1.52)

Cellar

11'6" x 5'6" (3.51 x 1.69)

First floor

Bedroom one

14'0" x 10'10" (4.28 x 3.31)

Bathroom

7'10" x 7'10" (2.39 x 2.41)

Second floor

Occasional bedroom

6'11" x 17'1" (2.11 x 5.22)

External

Enclosed yard to the front, on street parking.

Directions

Please use postcode HX2 0HN 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

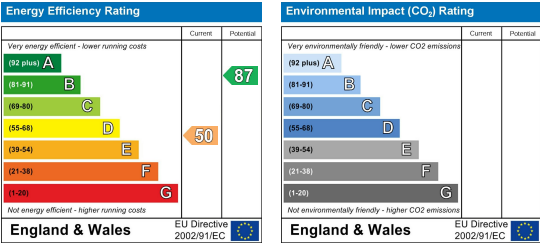


Floor Plan

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



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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