

Peter David

Properties Ltd

Residential Sales and Lettings



Victoria Avenue, Summergate Place

£130,000





Nestled on Victoria Avenue, off Summergate Place, Halifax, this semi-detached house presents an excellent opportunity for first-time buyers or investors. The property boasts two well-proportioned bedrooms, making it ideal for small families or those looking to downsize. The inviting reception room offers a warm and welcoming space for relaxation and entertaining.

One of the features of this home is the conservatory at the rear, which provides a delightful spot to enjoy the garden views throughout the seasons. The garden is perfect for those with a green thumb or anyone wishing to create a tranquil outdoor retreat. Additionally, the property benefits from off-road parking, ensuring convenience for residents and guests alike.

While the house is in need of some modernisation, this presents a fantastic opportunity to personalise the space and add value. With a little creativity and effort, you can transform this property into your dream home.

Overall, this semi-detached house on Victoria Avenue is a promising prospect, combining potential with a convenient location. Don't miss the chance to make it your own.

- SEMI DETACHED
- TWO BEDROOMS
- OFF ROAD PARKING
- CONSERVATORY
- POPULAR LOCATION
- CLOSE TO LOCAL AMENITIES
- EPC RATING - D
- COUNCIL TAX BAND - A

Accommodation

Entrance vestibule

Lounge

11'5" x 13'1" (3.5 x 4)

Kitchen

14'5" x 9'10" (4.4 x 3)

Conservatory

8'6" x 12'8" (2.6 x 3.87)

Cellar

5'2" x 8'2" (1.6 x 2.5)

First floor

Bedroom one

14'5" x 11'5" (4.4 x 3.5)

Bedroom two

8'6" x 10'0" (2.6 x 3.07)

Bathroom

5'6" x 7'2" (1.7 x 2.2)

External

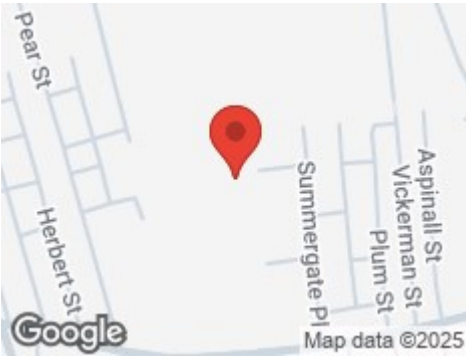
Off road parking to the front and garden to the rear.

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



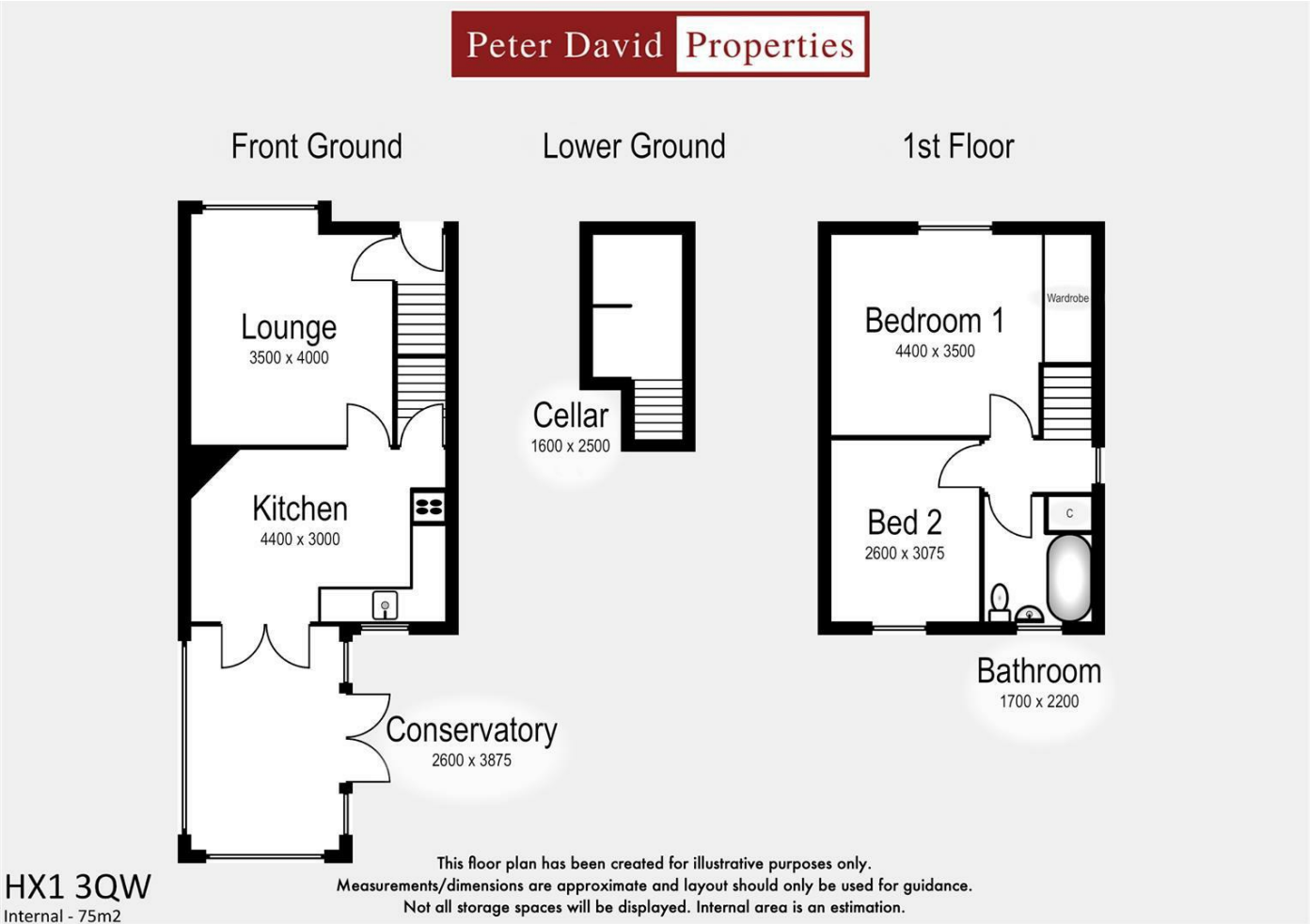
Hybrid Map



Terrain Map



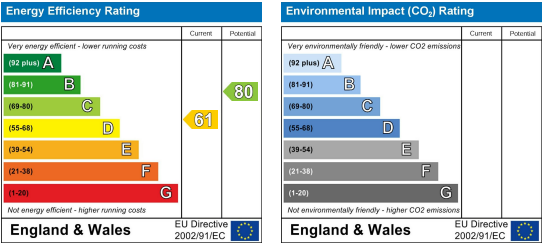
Floor Plan



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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