

# Peter David

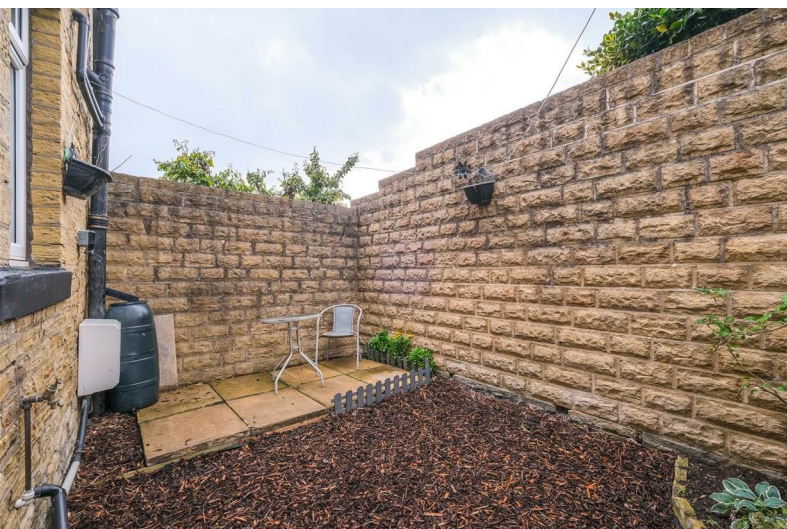
# Properties Ltd

Residential Sales and Lettings



Lilac Street,

£119,950







Situated on Lilac Street in Halifax, this end terrace house presents an excellent opportunity for both investors and first-time buyers. With three well-proportioned bedrooms, this property offers ample space for comfortable living.

Upon entering, you will find a welcoming living room that serves as the heart of the home, perfect for relaxation and entertaining. The kitchen provides a practical area for meal preparation. Additionally, the property boasts a cellar, offering extra storage space.

The first floor features two bedrooms, alongside a well-appointed house bathroom, ensuring convenience for family living. Ascend to the attic, where you will discover a third bedroom.

Outside, you will find on-street parking. The enclosed garden to the rear provides a private outdoor space, ideal for enjoying a morning coffee or tending to a few plants.

Whether you are looking to invest or seeking your first home. This property is not to be missed.

- THREE BEDROOMS
- END TERRACE
- ENCLOSED REAR GARDEN
- IDEAL FOR INVESTORS OR FIRST TIME BUYERS
- CLOSE TO LOCAL SCHOOLS
- EASY ACCESS TO HALIFAX TOWN CENTRE
- EPC RATING - D
- COUNCIL TAX BAND - A

## Accommodation

### Lounge

13'8" x 12'10" (4.17 x 3.92)

### Kitchen

13'9" x 6'5" (4.2 x 1.97)

### Cellar

7'5" x 4'11" (2.27 x 1.52)

## First floor

### Bedroom

13'6" x 10'0" (4.12 x 3.07)

### Bedroom

8'1" x 6'5" (2.47 x 1.97)

### Bathroom

5'10" x 6'5" (1.8 x 1.97)

## Second floor

### Bedroom

13'9" x 17'5" (4.2 x 5.32)

## Directions

Please use post code HX3 5BT 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.





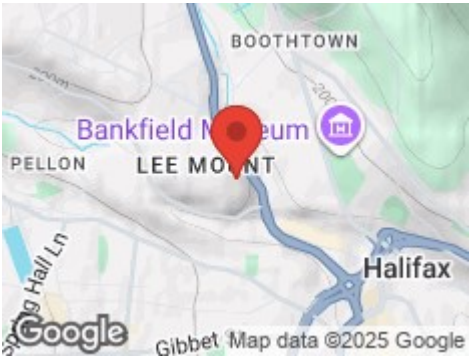
Road Map



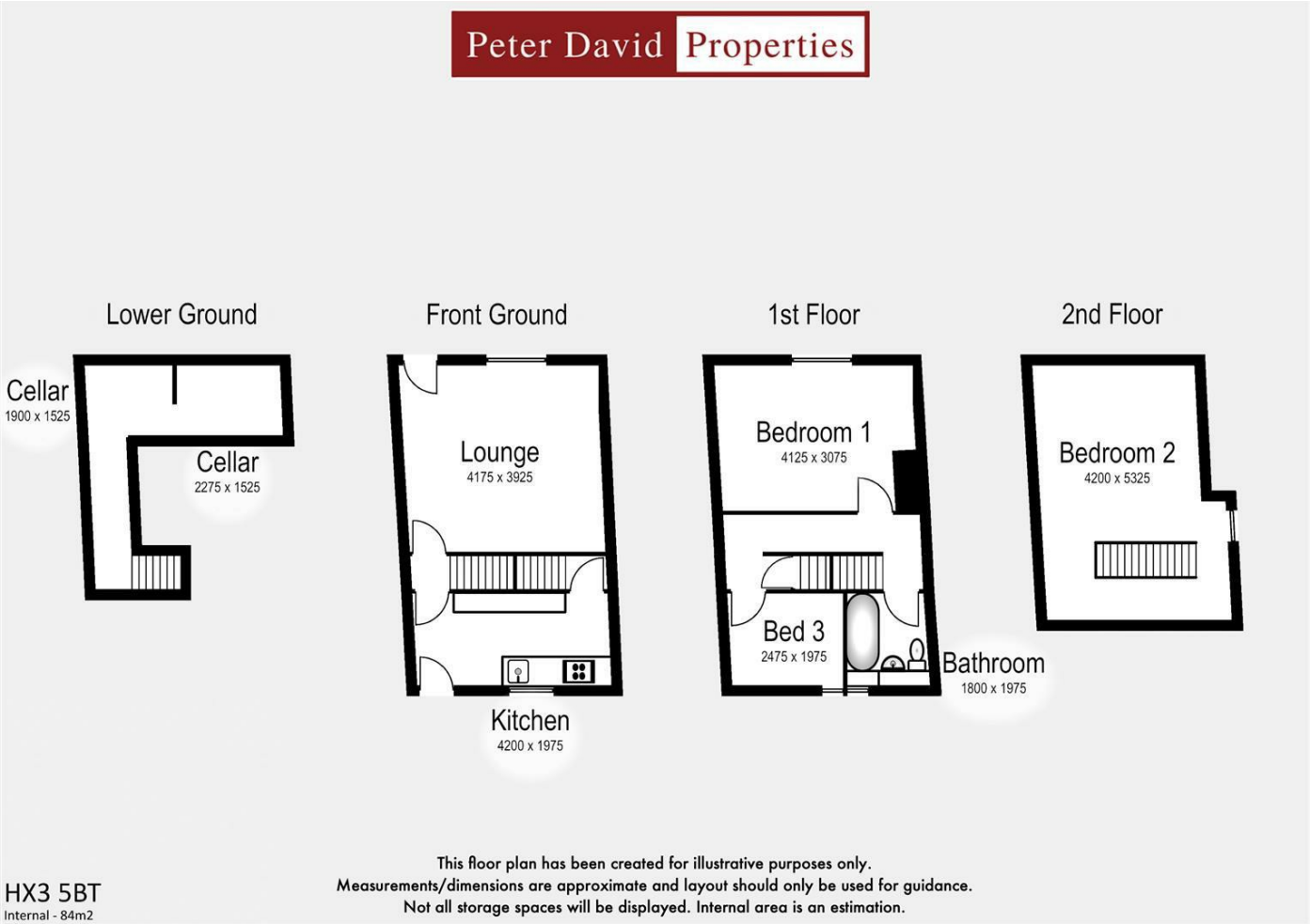
Hybrid Map



Terrain Map



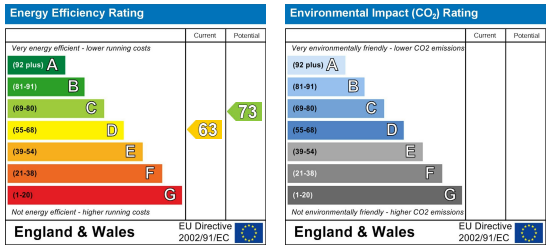
Floor Plan



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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