

Peter David

Properties Ltd

Residential Sales and Lettings



Foundry Street North,

£148,000





Nestled on Foundry Street North, Halifax, this delightful terraced cottage offers a perfect blend of modern comfort and traditional character. The property boasts a beautifully decorated interior that is both inviting and stylish, making it an ideal home for those seeking a tranquil retreat.

Upon entering, you are greeted by a spacious living room that features a cosy multifuel burner, perfect for those chilly evenings. The original stone flooring and exposed beams add a touch of rustic charm, creating a warm and welcoming atmosphere. The well-designed kitchen is a culinary delight, equipped with a range cooker and complemented by wooden worktops and the same stunning stone flooring, ensuring a seamless flow throughout the ground floor.

The open staircase, adorned with a large mullion window, enhances the sense of space and light within the home. Upstairs, you will find two generously sized double bedrooms, providing ample room for relaxation and rest. The bathroom is thoughtfully designed, featuring a walk-in shower that adds a modern touch to this charming cottage.

Outside, the property benefits from an EV charging port and off-road parking to the front, ensuring convenience for residents and guests alike. The enclosed rear garden is a true highlight, offering a spacious area for outdoor entertaining or simply enjoying the fresh air. The decked patio provides an ideal spot for al fresco dining or unwinding with a good book.

This cottage is not just a home; it is a lifestyle choice, combining comfort, character, and convenience in a picturesque setting. Whether you are a first-time buyer or looking to downsize, this property is sure to impress. Do not miss the opportunity to make this charming cottage your own.

- TWO BEDROOMED COTTAGE
- BEAUTIFULLY PRESENTED
- ORIGINAL FEATURES
- GARDENS TO BOTH FRONT AND REAR
- UTILITY ROOM
- EV CHARGER
- OFF ROAD PARKING
- COUNCIL TAX BAND - A
- EPC RATING - D

Accommodation

Lounge

14'11" x 14'1" (4.55 x 4.3)

Kitchen

11'5" x 11'3" (3.5 x 3.45)

Utility room

6'10" x 4'11" (2.1 x 1.5)

First floor

Bedroom one

9'6" x 14'1" (2.9 x 4.3)

Bedroom two

11'7" x 11'5" (3.55 x 3.5)

Bathroom

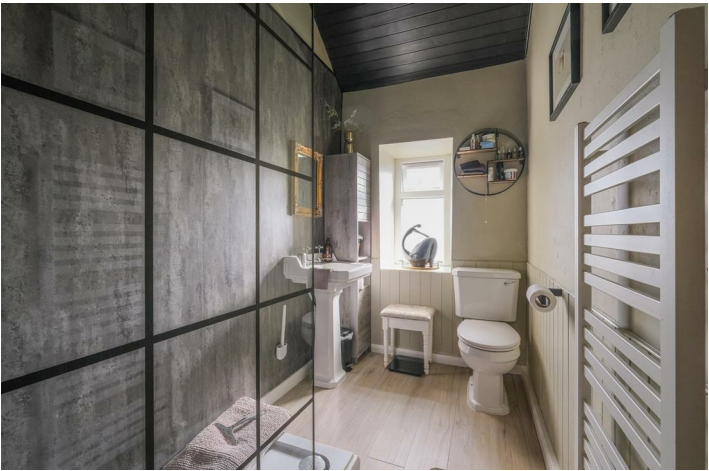
5'1" x 8'3" (1.55 x 2.52)

Directions

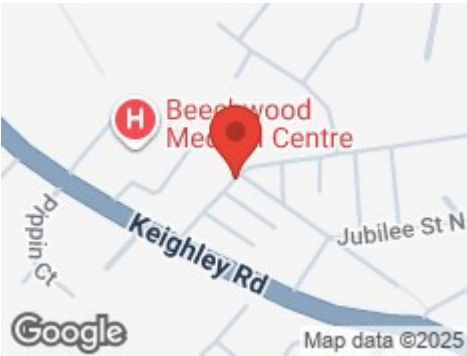
Please use post code HX3 6RE for sat nav directions.

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



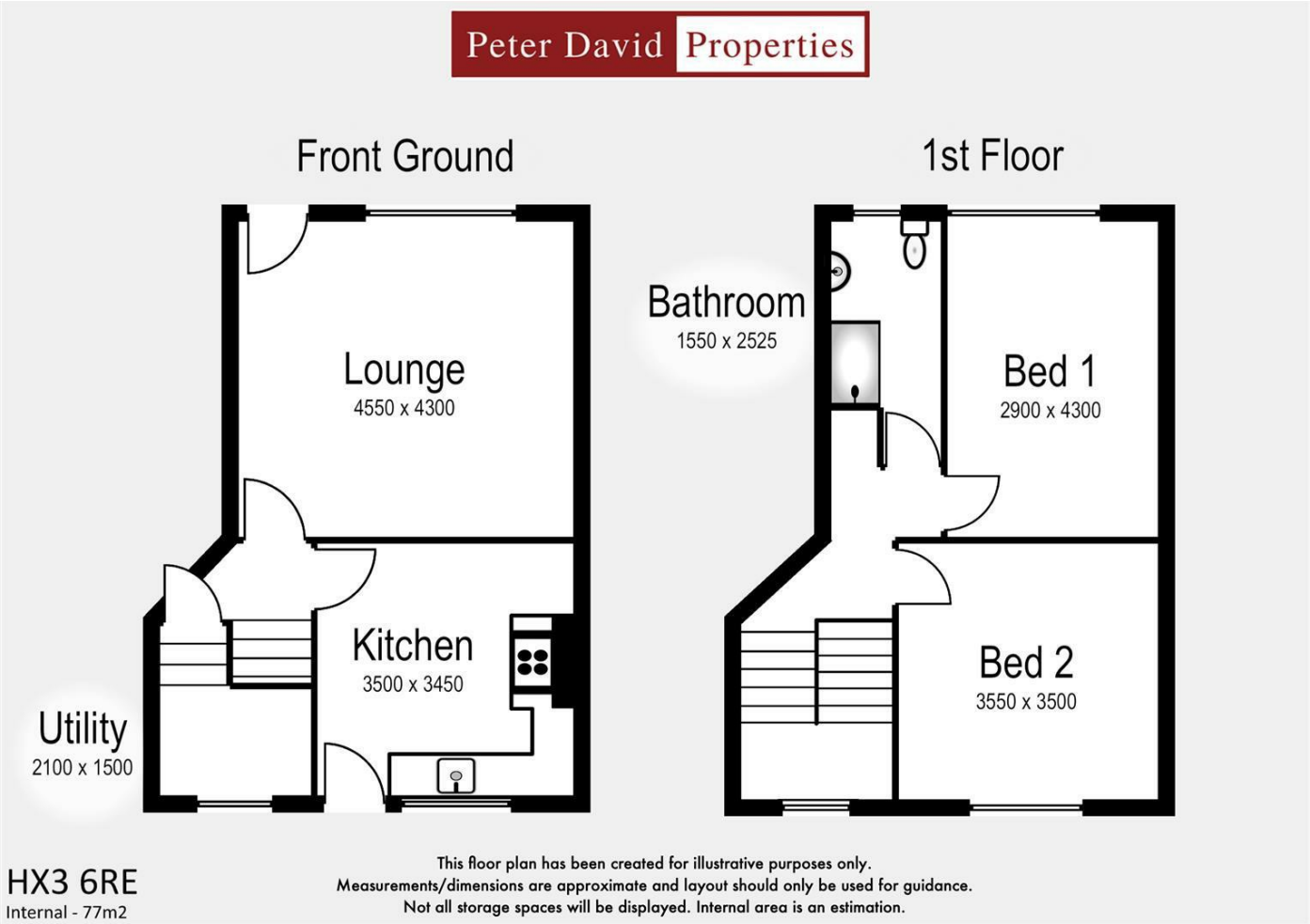
Hybrid Map



Terrain Map



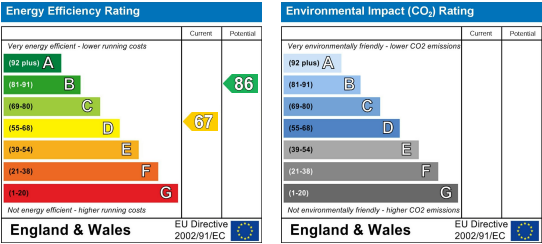
Floor Plan



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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