

Peter David

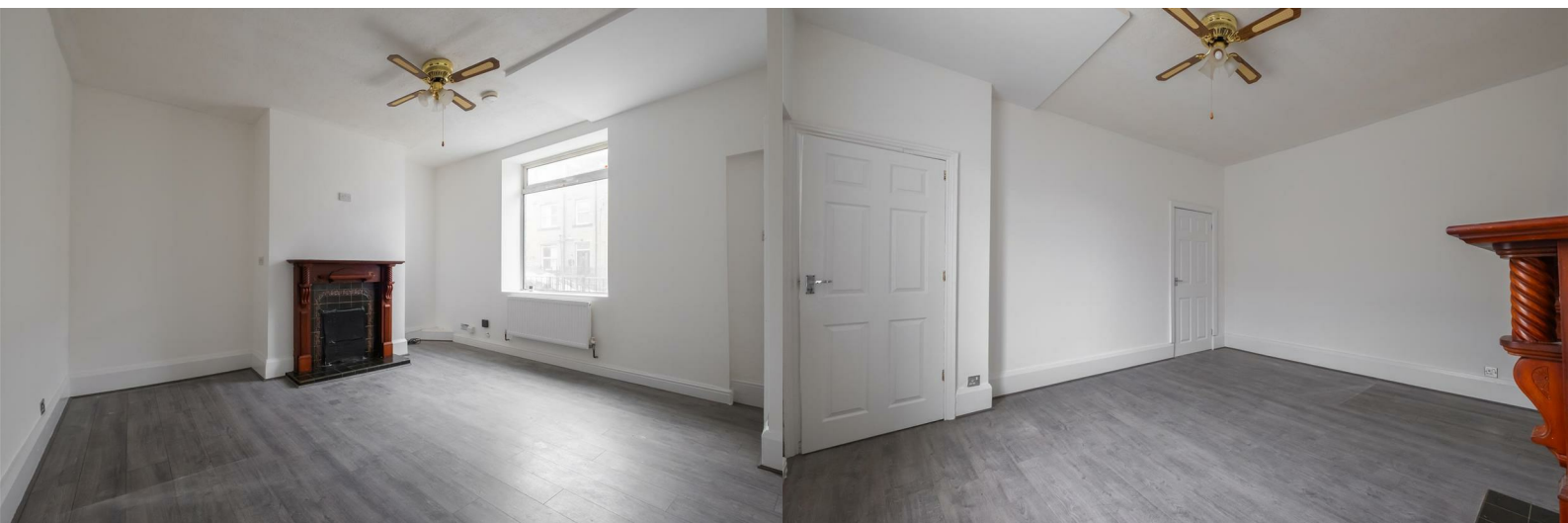
Properties Ltd

Residential Sales and Lettings



Summer Street,

£77,500





Nestled in the popular area of Summer Street, Halifax, this delightful property offers a wonderful opportunity for both investors and first-time buyers. With a generous living space, the accommodation is spread over four well-designed floors, ensuring ample room for comfortable living.

The property features a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings at home. There are three spacious bedrooms, providing flexibility for families or those seeking extra space for a home office or guest room. The property has been well presented throughout, making it ready for immediate occupation or rental.

Built in 1900, this residence combines character with modern convenience, having undergone necessary gas and electrical checks to ensure safety and compliance. Its location in a popular area of Halifax adds to its appeal, with local amenities and transport links within easy reach.

This property is an excellent choice for those looking to invest in a thriving community or for first-time buyers eager to step onto the property ladder. With its blend of charm, space, and practicality, this home is not to be missed.

- THREE BEDROOMS
- ACCOMMODATION OVER FOUR FLOORS
- READY TO MOVE INTO
- GAS & ELECTRICAL SAFETY CHECKED
- POPULAR LOCATION
- IDEAL FOR INVESTORS OR FIRST TIME BUYERS
- EPC RATING - D
- COUNCIL TAX BAND - A

Accommodation

Lounge

13'3" x 14'6" (4.05 x 4.42)

Lower ground floor

Kitchen

13'1" x 14'9" (4 x 4.5)

First floor

Bedroom one

10'2" x 14'6" (3.12 x 4.42)

Bathroom

7'0" x 6'3" (2.15 x 1.92)

Second floor

Bedroom two

9'10" x 14'9" (3 x 4.52)

Bedroom three

8'4" x 7'8" (2.55 x 2.35)

Directions

Please use post code HX1 3QD 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

Lower Ground

Kitchen
4000 x 4500

Storage

Front Ground

Lounge
4050 x 4425

1st Floor

Bed 1
3125 x 4425

Bath
2150 x 1925

2nd Floor

Bed 2
2550 x 2350

Bed 2
3000 x 4525

HX1 3QD

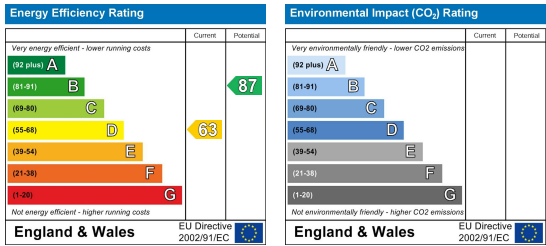
Internal - 86m2

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.