

Peter David

Properties Ltd

Residential Sales and Lettings



Exeter Street,

£90,000





Nestled in the desirable area of Salterhebble, Halifax, this charming back-to-back stone-built terraced house presents an excellent opportunity for first-time buyers and property investors alike. The property boasts an open plan reception room, perfect for relaxation or entertaining guests, alongside a comfortable bedroom that offers a peaceful retreat. The bathroom is conveniently located, ensuring practicality for everyday living.

The location is particularly appealing, as it is situated close to a variety of local amenities, making daily errands effortless. Additionally, the proximity to Calderdale Royal Hospital adds to the convenience, making this property an ideal choice for healthcare professionals or those seeking easy access to medical facilities.

This home combines character with modern living, making it a perfect starter home or an investment for those looking to enter the property market. With its attractive features and prime location, this property is sure to attract interest. Do not miss the chance to view this delightful home in Halifax.

- ONE BEDROOM TERRACE
- CLOSE TO CALDERDALE ROYAL HOSPITAL
- IDEAL FOR INVESTORS OR FIRST TIME BUYERS
- CONVENIENT LOCATION
- OPEN PLAN LIVINGROOM/ KITCHEN
- EPC RATING - D
- COUNCIL TAX BAND - A

Accommodation

Lounge/ Kitchen

4.35 x 4.4

Cellar

12'9" x 5'11" (3.9 x 1.82)

First floor

Bedroom

8'11" x 14'5" (2.72 x 4.4)

Bathroom

7'11" x 7'7" (2.42 x 2.32)

Directions

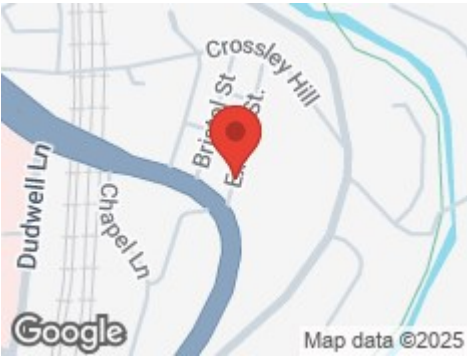
Please use post code HX3 0PU for sat nav directions

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

Front Ground

K/Lounge
4350 x 4400

Cellar

Lower Ground

Cellar
3900 x 1825

1st Floor

Bedroom
2725 x 4400

Bath
2425 x 2325

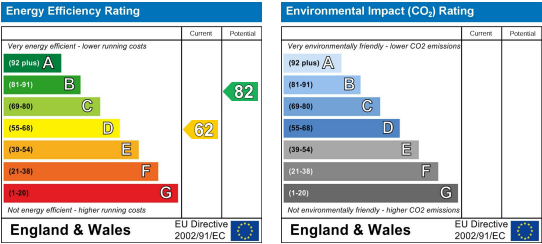
HX3 OPU
Internal - 53m2

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.