

Peter David

Properties Ltd

Residential Sales and Lettings



Hastings Way, Free School Lane

Offers Over £210,000





Peter David properties are delighted to bring this beautifully presented THREE BEDROOM through terrace to the market. This property would make a perfect family home. Located in a popular area, off free school lane. This property is conveniently located close to the Calderdale Royal Hospital and Savile Park giving easy access to the M62 network.

The property briefly comprises of an entrance hallway leading to the kitchen, living room, conservatory/dining room and downstairs w/c. A staircase then leads to the first floor where you will find three bedrooms and family bathroom. As one would expect the property benefits from gas central heating and double glazed throughout.

Externally there is a private rear garden with decking, shed and lawned area. There is a designated parking space.

The kitchen and bathrooms have been replaced by the current owner and has been re-decorated throughout.

- THREE BEDROOMS
- CONSERVATORY/DINING ROOM
- POPULAR LOCATION
- ALLOCATED PARKING
- CLOSE TO LOCAL AMENITIES
- ENCLOSED GARDEN TO THE REAR
- EPC RATING - E
- COUNCIL TAX BAND - C

Accommodation

Kitchen

6'7" x 8'9" (2.02 x 2.67)

Modern kitchen with matching wall and base units with complimentary work surfaces, metro tiled splash back, stainless steel sink, integrated electric oven, four ring gas hob, integrated fridge freezer, space for a washing machine and double glazed window.

Living room

13'1" x 13'8" (4 x 4.17)

With double glazed patio doors leading to the conservatory. Staircase leading to the first floor.

Conservatory

12'7" x 7'9" (3.85 x 2.37)

Good sized room with plenty of light, two central heating radiators and double glazed patio doors leading to the rear garden.

Downstairs WC

White two piece suite comprising of low flush WC, wash hand basin with vanity unit and central heating radiator.

First floor

Bedroom one

10'7" x 11'5" (3.25 x 3.5)

Double bedroom with a built in wardrobe, central heating radiator and double glazed window.

Bedroom two

6'6" x 8'9" (2 x 2.67)

Single bedroom with a built in wardrobe, central heating radiator and double glazed window.

Bedroom three

6'9" x 9'4" (2.07 x 2.85)

Double bedroom with a central heating radiator and double glazed window.

House bathroom

6'0" x 5'5" (1.85 x 1.67)

Fully tiled bathroom with a white three piece suite, comprising of shower over the bath, low flush WC, pedestal wash hand basin, extractor fan and double glazed window.

External

To the front of the property there is a garden laid to lawn. To the rear is a lawn and decking area, a great space for entertaining in the summer months. There is also allocated parking.

Directions

Please use post code HX1 2QB 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.
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Road Map



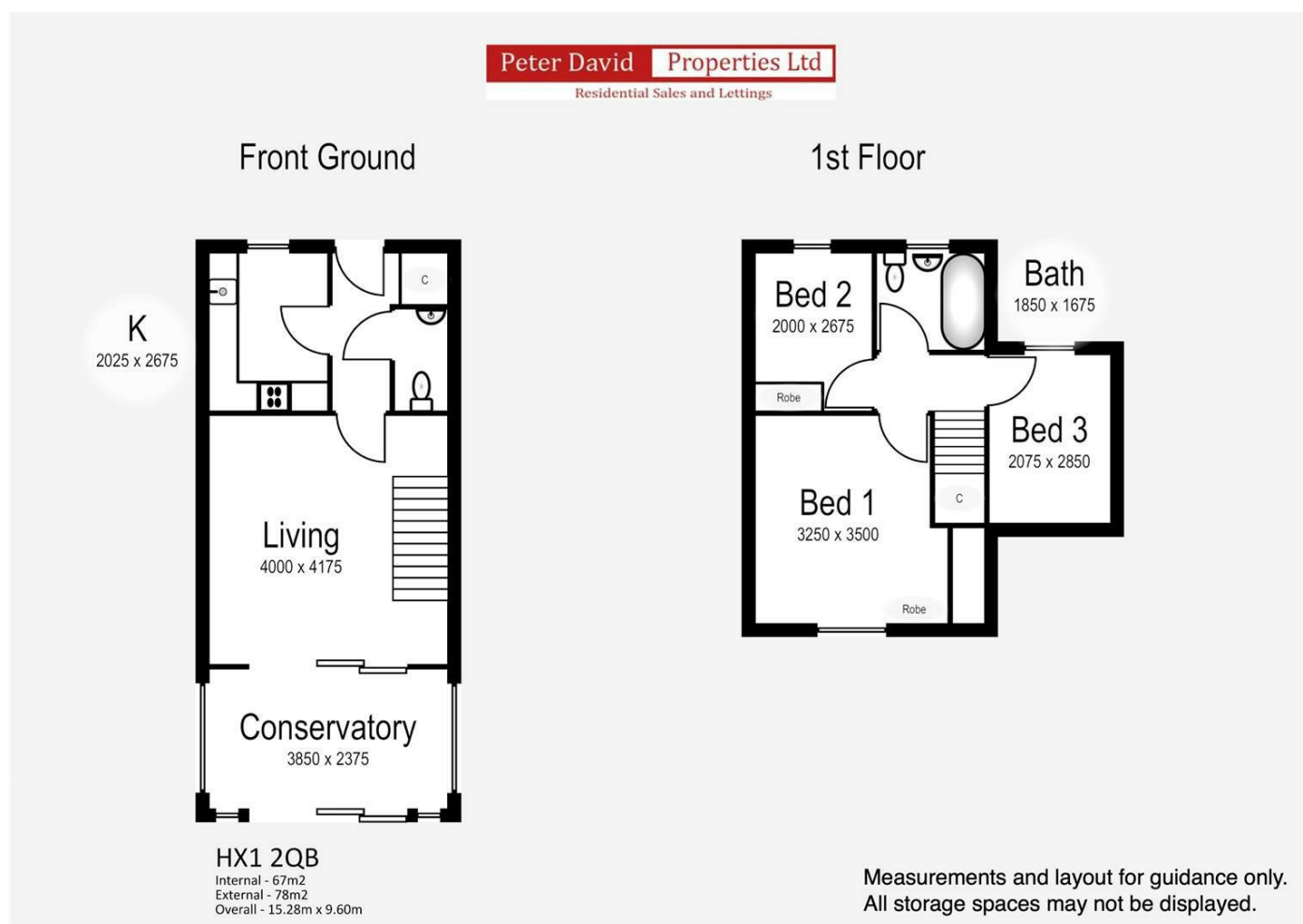
Hybrid Map



Terrain Map



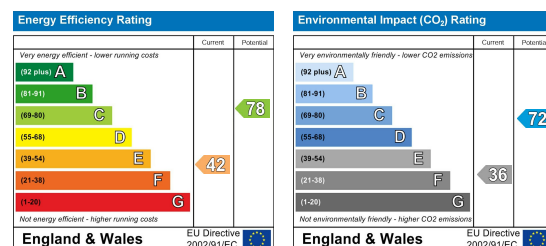
Floor Plan



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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