

# Peter David

# Properties Ltd

Residential Sales and Lettings



**Tewit Gardens,**

**£170,000**







Nestled in the popular area of Tewit Gardens, Halifax, this semi-detached house presents an excellent opportunity for those looking to create their perfect home. With an asking price that reflects the need for modernisation, this property is perfect for buyers eager to add their personal touch.

Upon entering, you are welcomed by a spacious entrance hall that leads to a well-proportioned lounge. This inviting space features patio doors that open directly into the rear garden, allowing for a seamless flow between indoor and outdoor living. The dining kitchen is another highlight, offering ample space for family meals and entertaining guests.

The property boasts two double bedrooms, providing comfortable accommodation for families or individuals alike. A conveniently located shower room completes the interior, ensuring all essential amenities are within easy reach.

Outside, the property benefits from gardens both at the front and rear, providing a lovely outdoor space for relaxation or gardening. Additionally, a detached garage offers valuable storage or parking options, enhancing the practicality of this home.

- SEMI DETACHED HOME
- TWO DOUBLE BEDROOMS
- CLOSE TO LOCAL SCHOOLS
- DETACHED GARAGE
- GARDENS FRONT AND REAR
- EPC RATING - D
- COUNCIL TAX BAND - A

## Accommodation

### Entrance hall

### Dining kitchen

9'10" x 12'2" (3.02 x 3.72)

### Lounge

15'9" x 11'10" (4.82 x 3.62)

## First floor

### Bedroom one

15'9" x 11'10" (4.82 x 3.62)

### Bedroom two

9'4" x 12'2" (2.87 x 3.72)

### Shower room

5'11" x 8'0" (1.82 x 2.45)

### Garage

8'2" x 17'8" (2.5 x 5.4)

## Directions

Please use post code HX2 9SA 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.







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Front Ground

The Front Ground floor plan shows a large Garage (2500 x 5400) on the left. To its right is a central area containing a Kitchen/Dining (K/Dining) room (3025 x 3725) and a Lounge (4825 x 3625). A staircase is located between the Garage and the K/Dining area. A small Storage area is situated near the bottom left of the K/Dining room. A central hallway (C) connects the various rooms.

1st Floor

Bathroom  
1825 x 2450

The 1st Floor plan includes a Bathroom (1825 x 2450) on the left, which contains a toilet, sink, and shower. To the right of the Bathroom are two bedrooms: Bed 2 (2875 x 3725) and Bedroom 1 (4825 x 3625). Both bedrooms have wardrobes (W). A central hallway (C) provides access to all rooms. A staircase is also shown near the Bathroom.

HX2 9SA

Internal - 87m<sup>2</sup>

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.

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current: 55, Potential: 71

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		

Current: 55, Potential: 71

**England & Wales**

EU Directive 2002/91/EC

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