

Peter David

Properties Ltd

Residential Sales and Lettings



32 Daleson Close

Halifax, HX3 7JF

£230,000



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Northowram, Halifax, HX3 7JF

£230,000



Offered for sale to the open market is this semi detached bungalow with lots of potential! The property is situated in a popular residential area, close to good schools, the GP surgery, pubs and restaurants. There is a major bus route just a short walk away and the towns of Halifax, Brighouse and Bradford are all just a short drive away. In need of modernisation, this property currently comprises: entrance hallway, kitchen, living room, dining room / bedroom, a master bedroom and bathroom. There is a large attic, currently accessed with a pull down ladder, which has the potential for extension (subject to relevant planning permissions) and has a window in place to the side elevation.

Externally the property benefits from a long driveway which can fit up to three cars, a driveway and easy to maintain gardens to the front and rear.

Entrance Hall

External PVCu door to the side. Benefiting from a loft hatch and also a useful storage cupboard.

Kitchen

The kitchen benefits from an inset stainless steel sink and drainer, space and plumbing for freestanding appliances and dual aspect windows to the front and side. The boiler is housed in a useful storage cupboard in the kitchen.

Living Room

A good sized living room with an electric fire and a bay window to the front aspect.

Bedroom

A double bedroom with a window to the rear aspect.

Bedroom Two / Dining Room

With external PVCu door leading into the rear garden.

Bathroom

The fully tiled bathroom comprises: a bath with an electric shower over, a pedestal sink and a WC. There is an obscured window to the side aspect.

Attic

Accessed via drop down ladders, the attic is carpeted with a window overlooking the side of the property. There is also additional storage to the eaves.

External

Externally the property benefits from lots of off road parking. There is a long driveway which can fit up to three cars and also a freestanding garage. The front garden is easy to maintain with a rose border. At the rear there is a split level rear garden with two large patio areas.

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Directions

For Satnav please use the postcode HX3 7JF

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

DISCLAIMER

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



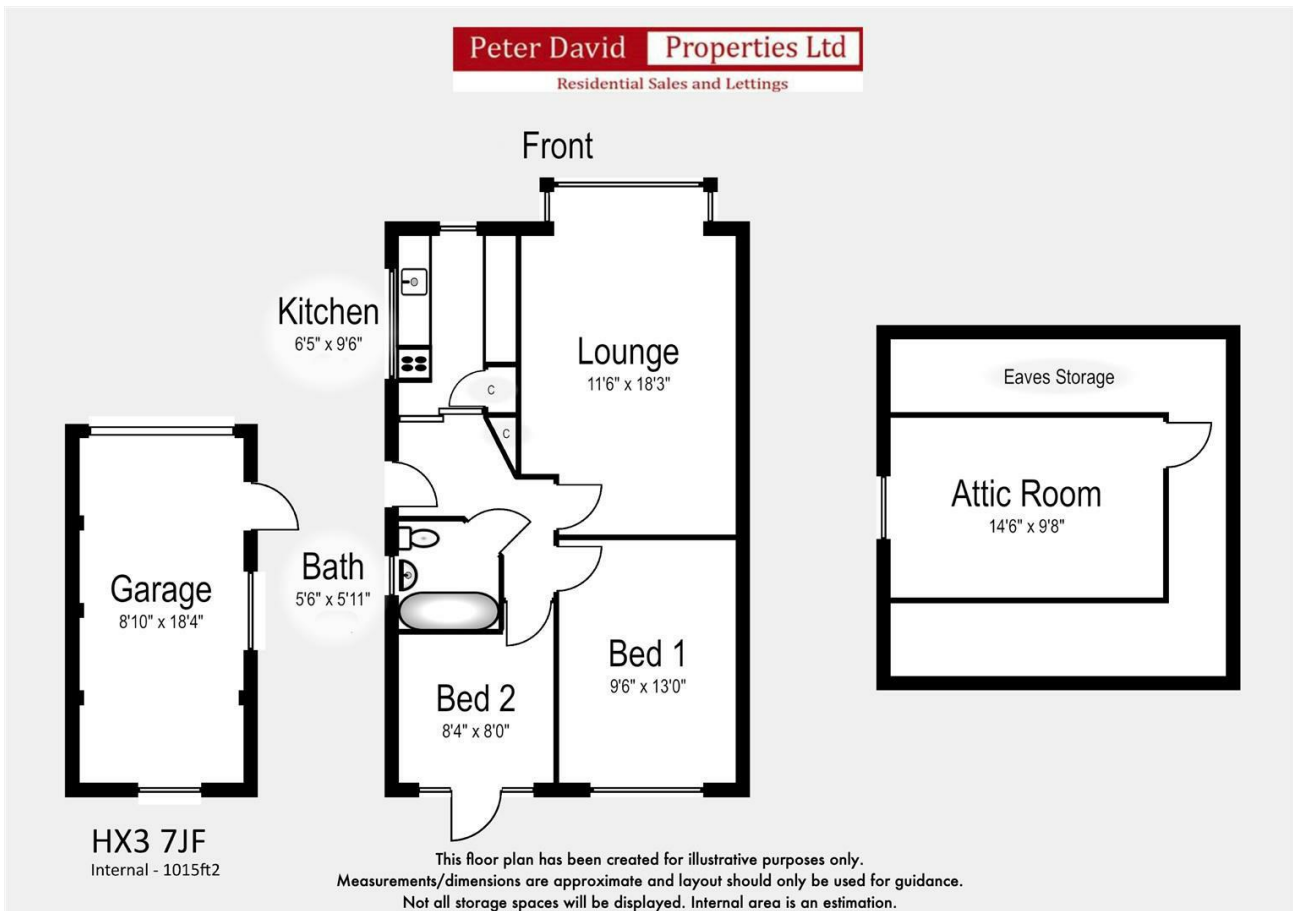
Hybrid Map



Terrain Map



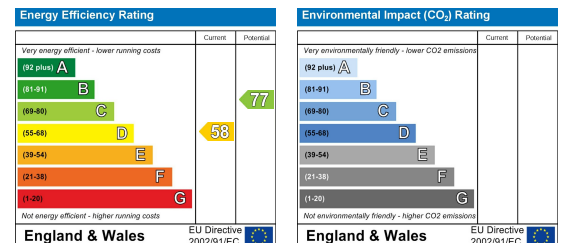
Floor Plan



Viewing

Please contact us on 01484 719191 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.