

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 14 Coley Road

Halifax, HX3 7SA

£215,000



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Coley, Halifax, HX3 7SA

**£215,000**



Offered for sale is this **GRADE II LISTED, TWO BEDROOM COTTAGE**, offered for sale in Coley. The property is **WELL-PRESENTED THROUGHOUT**, with off-road parking for one car. Internally, the property comprises: an open plan living kitchen, two double bedrooms and a bathroom. To the lower ground floor there is **CELLAR**. The property benefits from pleasant shrubbery and border plants to the front and has an **OPEN OUTLOOK** to the rear. Internal viewings are highly recommended to appreciate the **UNIQUE CHARACTER** this charming property has to offer.

## **Open-Plan Living Kitchen**

A versatile space with space for both living and dining. The kitchen features wall and base units, granite work surfaces and integral appliances, including: a dishwasher, a washing machine, an electric oven and fridge freezer. Featuring a Belfast sink and housing the new boiler (approximately 1 year old). This space offers plenty of character and charm, with mullion windows to the front aspect, a beamed ceiling and a stable door. The focal point is the log burner. There are also two windows to the rear aspect, spotlights to the ceiling, a HIVE system and a staircase providing access to the first floor accommodation.

## **Landing**

Benefiting from an airing cupboard.

## **Bedroom One**

A double bedroom to the front of the property with double glazed windows in the original stone surround.

## **Bedroom Two**

A good-sized second bedroom with two windows to

the rear elevation, occupying impressive views of the open fields behind the property. There is a loft hatch and built in wardrobes.

## **Bathroom**

A part tiled bathroom with a three piece suite, comprising: a WC, a hand basin and a 'P'-shaped bath with an overhead shower. Featuring a window to the front elevation and a chrome heated towel rail.

## **External**

To the front of the property there is a parking space for one car and there are border plants and shrubbery.

## **Viewings**

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

## **Directions**

For Satnav please use the postcode HX3 7SA

## **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



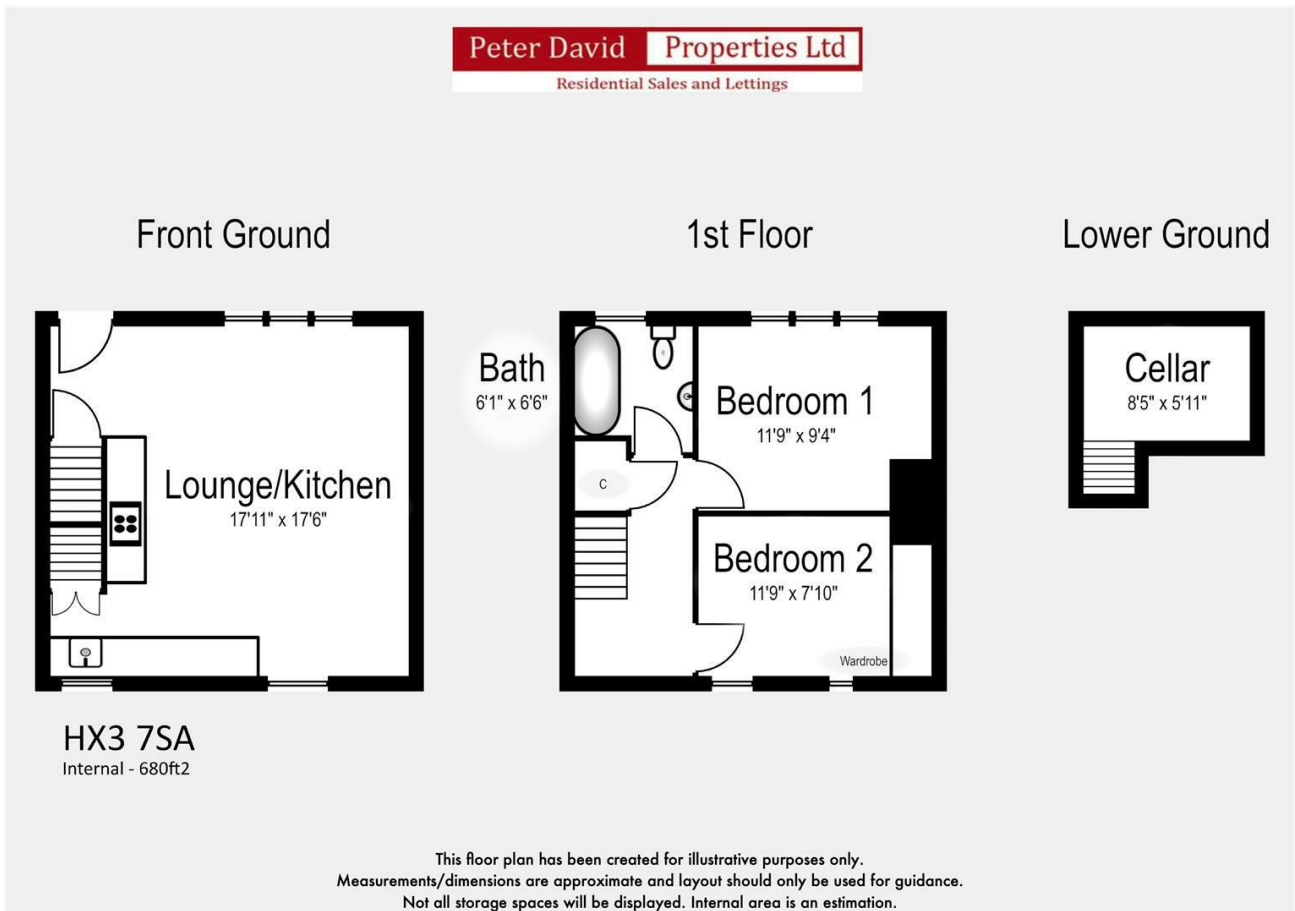
## Hybrid Map



## Terrain Map



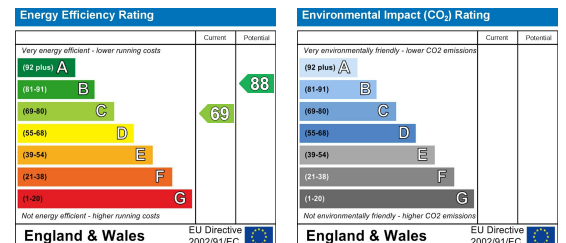
## Floor Plan



## 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.