

# Peter David

# Properties Ltd

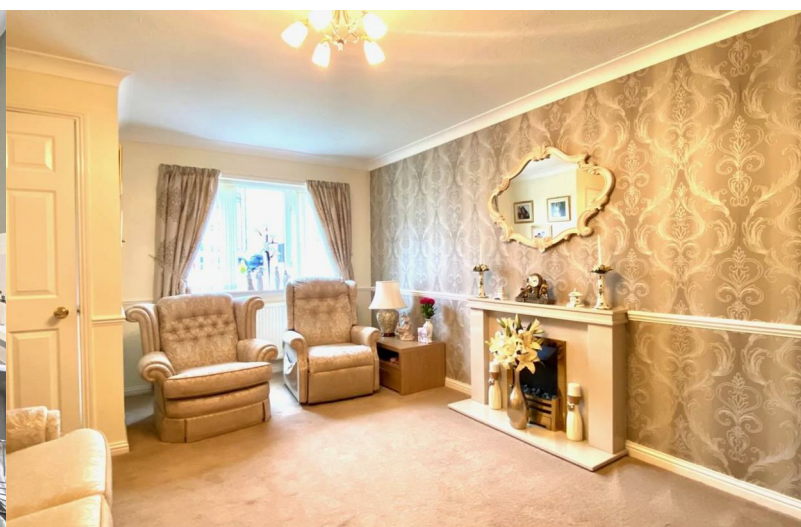
Residential Sales and Lettings



## 20 Broad Ings Way

Halifax, HX3 7NJ

£340,000



# 20 Broad Ings Way

Shelf, Halifax, HX3 7NJ

**£340,000**



A THREE BEDROOM DETACHED FAMILY HOME - IDEAL FOR GROWING FAMILIES WITH SPACIOUS ACCOMMODATION. THE HOME IS WELL PRESENTED THROUGHOUT.

Internal accommodation comprises a living room, dining room, modern kitchen, utility room (part garage conversion), conservatory, downstairs w/c, three well sized bedrooms and family bathroom.

There is also a private enclosed rear garden, integral garage for storage and driveway parking.

Perfectly situated in a popular location in a quiet residential street and close to numerous local amenities including shops, schools and transport links.

Please contact us to arrange your viewing.

## **Living Room**

A spacious living room overlooking the front of the home.

## **Dining Room**

A spacious dining room which leads into the living room.

## **Kitchen**

Benefiting from matching wall and base units and a tiled splashback, the kitchen comprises: an inset stainless steel sink and drainer, gas hob, extractor fan and electric oven.

## **Utility**

## **Conservatory**

With French doors which lead out into the garden.

## **Garage**

## **Bedroom One**

A double bedroom with built in up and over wardrobes and a window to the front elevation.

## **Bedroom Two**

A second double bedroom with a built in wardrobes and a window to the rear elevation.

## **Bedroom Three**

A single bedroom with built in wardrobes and a window to the front elevation.

## **Bathroom**

The tiled bathroom comprises: bath with shower over, pedestal sink and WC.

## **External**

Externally the property benefits from a driveway, an integral garage, a front garden with raised beds and a lawn and a private garden to the rear with a lawn and patio area.

## **Directions**

For Satnav please use the postcode HX3 7NJ

## **Viewings**

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

## **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.

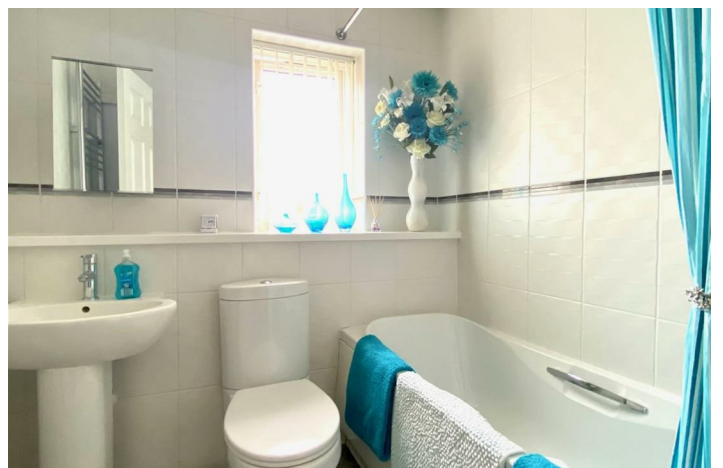
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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



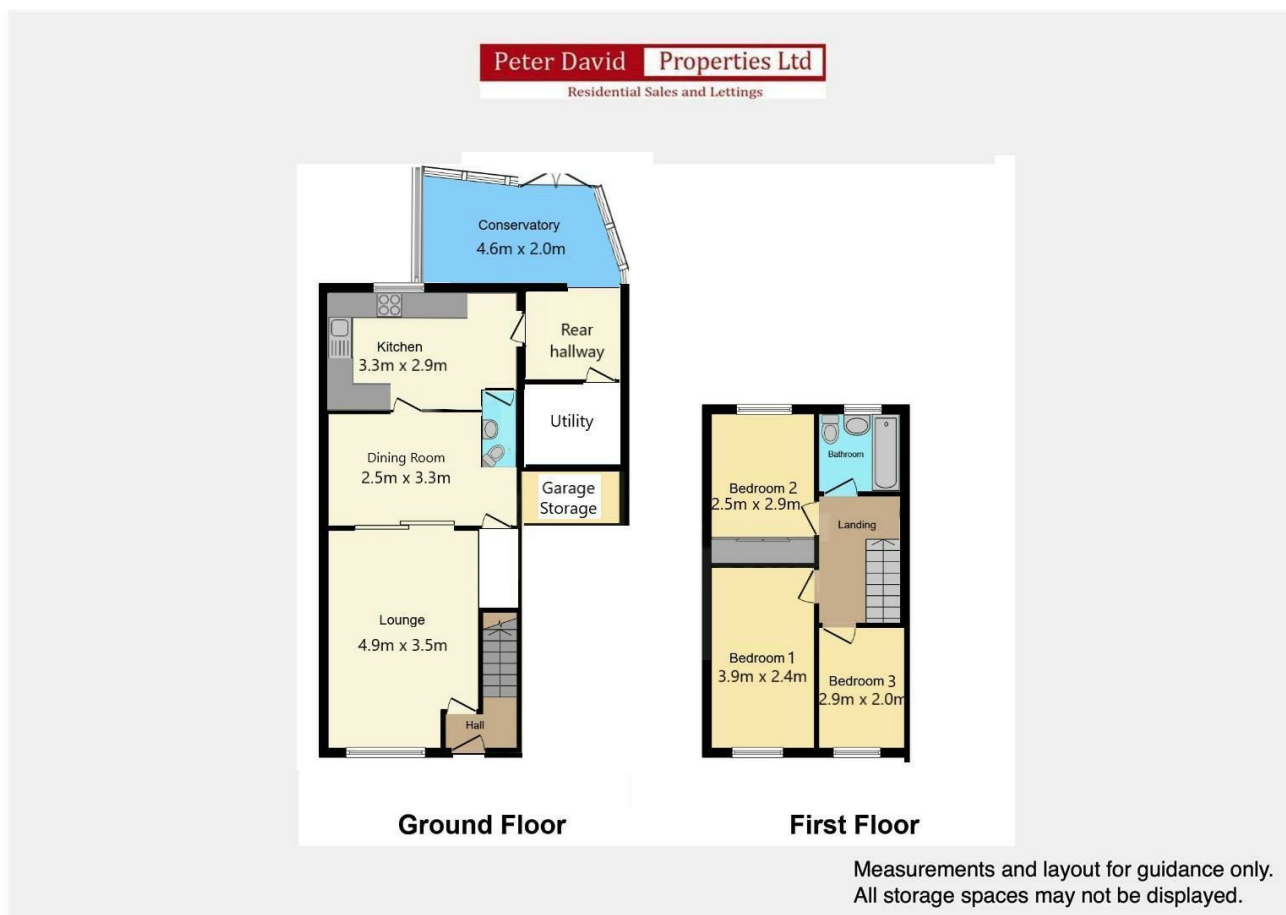
## Hybrid Map



## Terrain Map



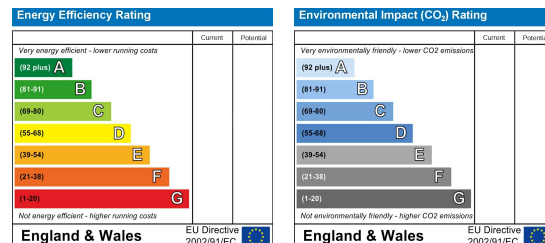
## Floor Plan



## 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.