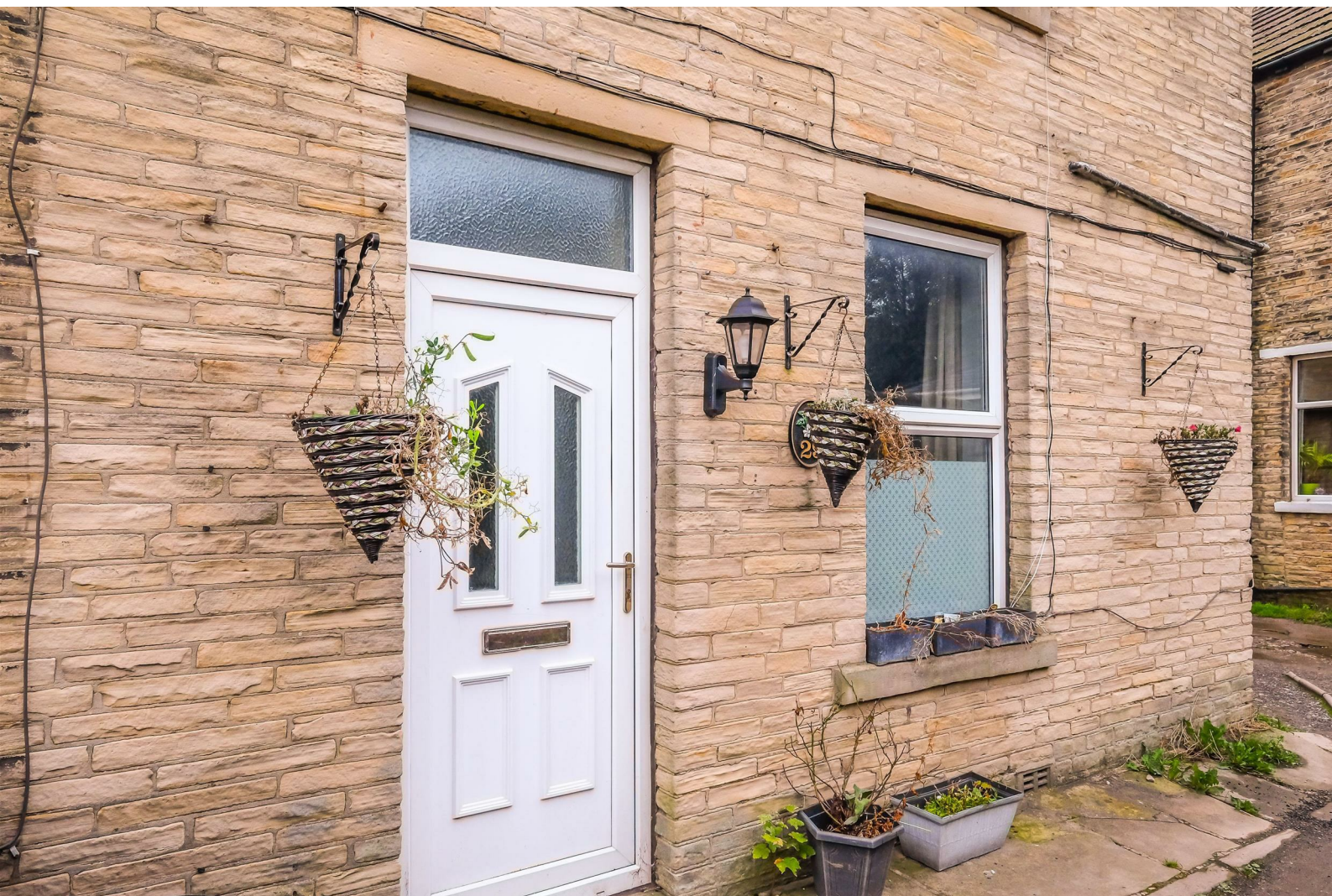


# Peter David

# Properties Ltd

Residential Sales and Lettings



**29 Ripley Street,**

Halifax, HX3 8UA

**£95,000**



# 29 Ripley Street,

Lightcliffe, Halifax, HX3 8UA

## £95,000



Tucked away in the highly desirable location of Lightcliffe is this charming terraced house nestled in the desirable location of Lightcliffe. This property features one reception room, one bedroom, and a well-appointed bathroom, making it a perfect property for a single professional or a couple. The property is well-presented throughout, with gas central heating and the benefit of a good-sized cellar. The property is close to all local amenities and transportation links, with easy access to the M62 network, perfect for those commuting to nearby cities. Internal viewings are highly recommended - book yours today!

### Entrance Hall

An entrance hall with a staircase to the first floor accommodation.

### Living Room

A spacious living room, with a window to the front aspect and access to the cellar.

### Cellar

On the lower ground floor there is a good-sized storage cellar.

### Kitchen

Located on the first floor is this pleasant kitchen with wall and base units, white tiled splashbacks and space for free-standing appliances. Spotlight ceiling and window to the front elevation. Staircase to first floor accommodation.

### Bathroom

A part-tiled bathroom with a three piece suite, comprising: a WC, a hand basin and a bath with a shower overhead. There is a window to the side elevation.

### Bedroom

This large double bedroom is located on the second floor and has a beamed ceiling and window to the side elevation.

### Viewings

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

### Directions

For Satnav please use the postcode HX3 8UA

### 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



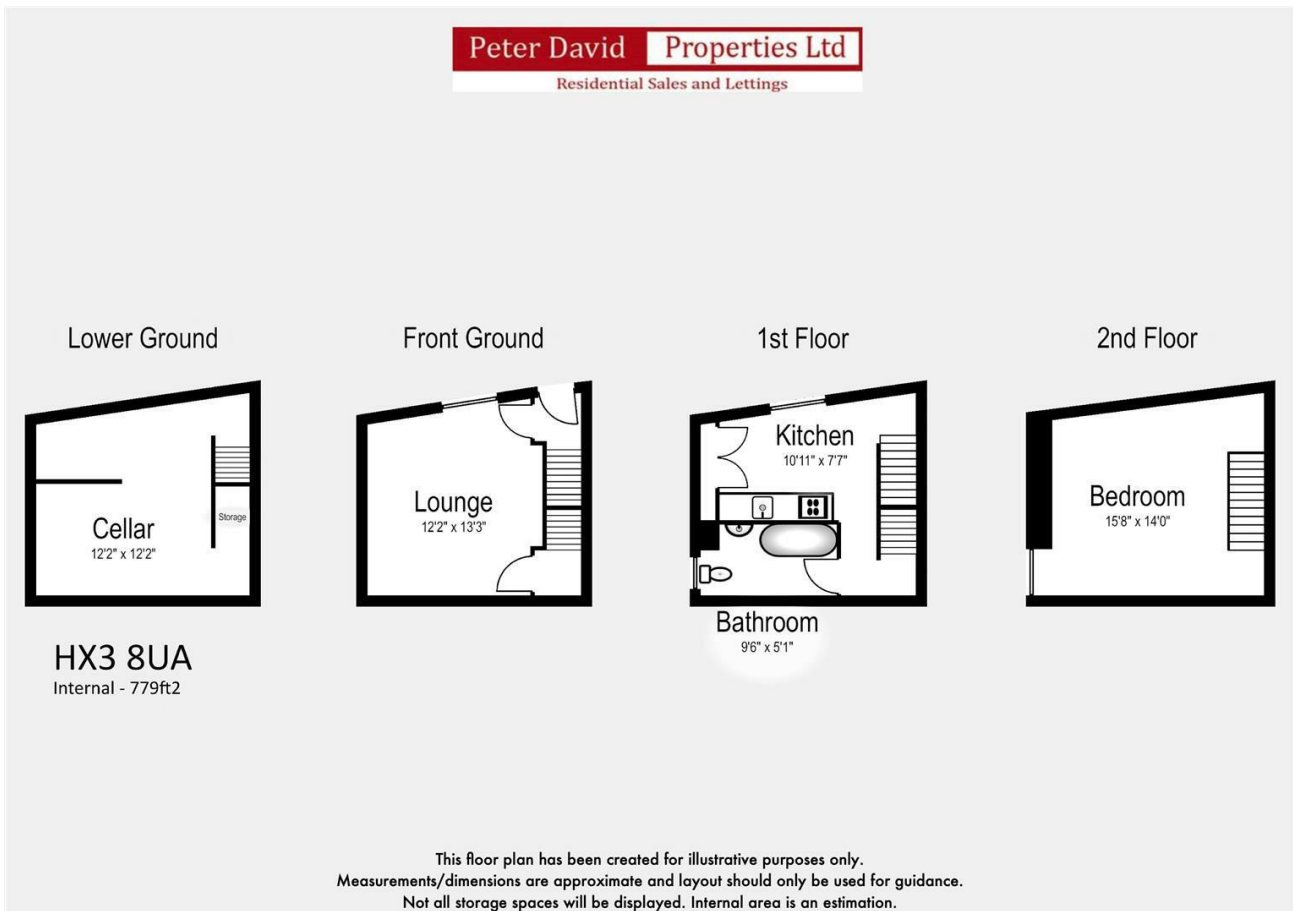
## Hybrid Map



## Terrain Map



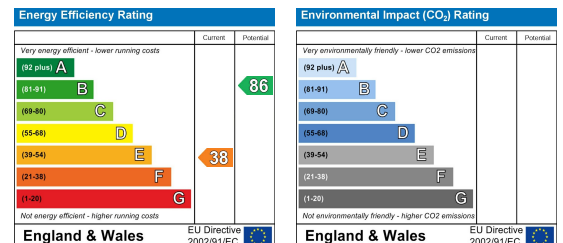
## Floor Plan



## 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.