

Peter David

Properties Ltd

Residential Sales and Lettings



7 Westroyd

Halifax, HX3 8LF

£950 PCM

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Hipperholme, Halifax, HX3 8LF

£950 PCM



Offered to the open market with NO UPWARD CHAIN is this THREE BEDROOM double fronted through terrace property. The property is located in the POPULAR LOCATION of Hipperholme, and is within walking distance of popular restaurants and pubs, such as Bardelino's. It is also within close proximity of outstanding schools, such as Hipperholme Grammar School and Lightcliffe Primary School.

Internally comprising: an entrance hallway, a living room, a kitchen, a dining room, three double bedrooms, and a house bathroom. Externally the property benefits from a drive to the front, allowing off road parking for two cars, and to the rear a large enclosed garden with a lawn, a patio, and two garden sheds.

This is the ideal home for a growing family, contact Peter David Properties to arrange your viewing today.

Entrance Hallway

Providing access to the ground floor accommodation through a PVCu door.

Living Room

A spacious living room with a gas fire with marble effect surround and a wooden fire place. With neutral decor and a window to the front aspect.

Kitchen

The kitchen has matching wall and base units, tiled splash backs, and an inset stainless steel sink and drainer. With an integral four ring gas hob and double electric oven, plumbing for a washing machine, and space for a fridge freezer. Window to the rear aspect and an external door to the side.

Dining Room

A carpeted dining room with a window to the front aspect, and useful under stairs storage.

Landing

A split level landing with a window to the rear elevation.

Master Bedroom

A large double bedroom with a window to the front elevation.

Bedroom Two

A double bedroom with built in shelving and a window to the front elevation.

Bedroom Three

A double bedroom with a window to the rear elevation.

Bathroom

The house bathroom has a hand basin, a WC, and a P-shaped bath with a glass shower screen and electric shower over head. With fully tiled walls and a window to the side elevation.

External

The property benefits from a large enclosed rear garden with a lawn, patio, and two garden sheds. There is off road parking on the drive way at the front for two cars.

Directions

For Satnav please use the postcode HX3 8LF.

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



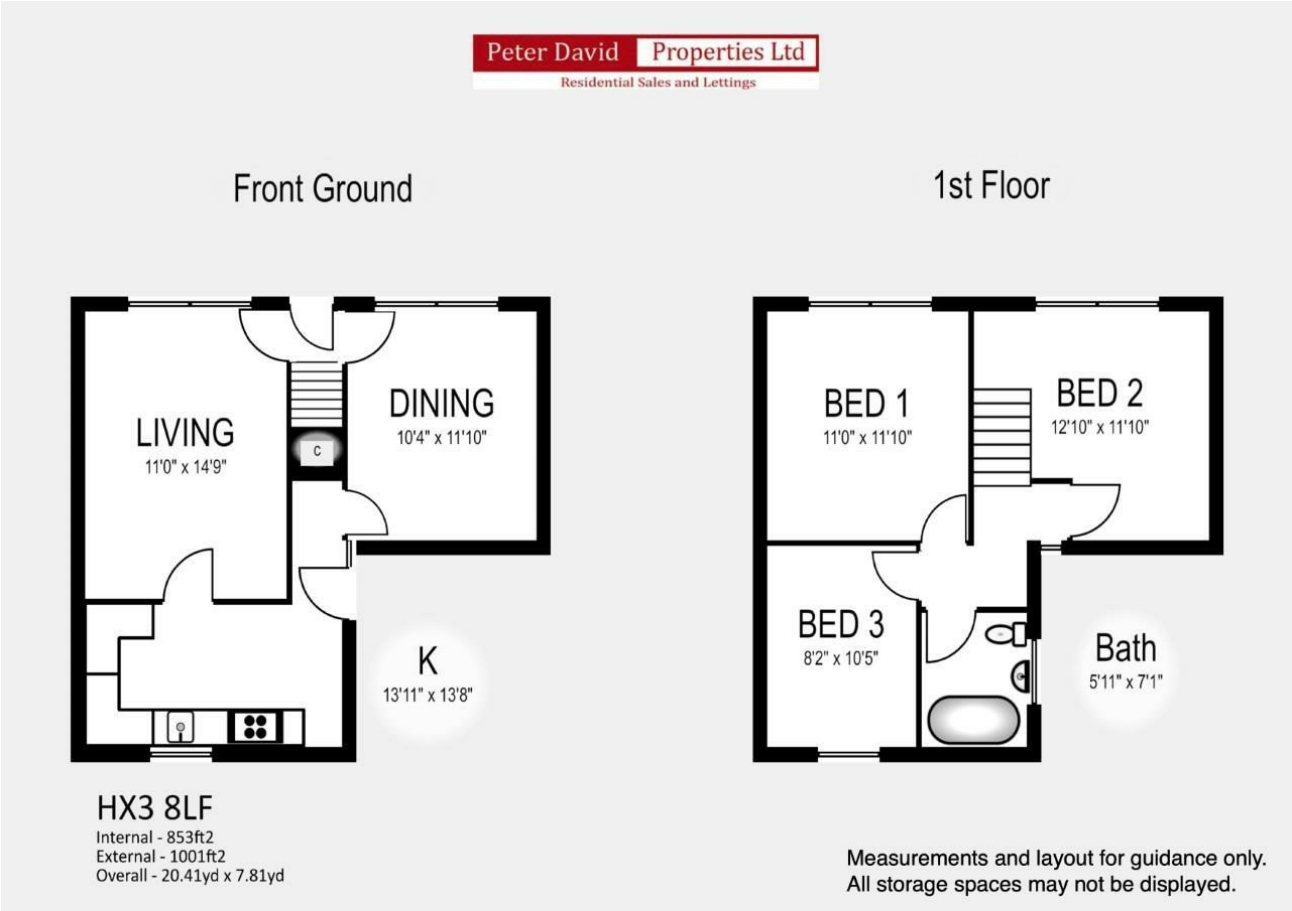
Hybrid Map



Terrain Map



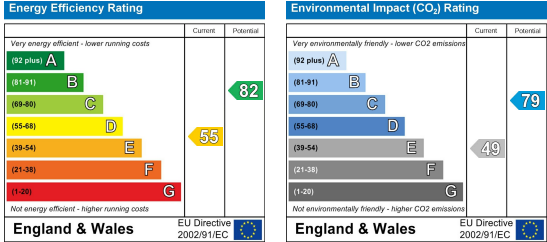
Floor Plan



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.