

Peter David

Properties Ltd

Residential Sales and Lettings



10 Mount Pleasant

Halifax, HX3 9RR

£169,950



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Southowram, Halifax, HX3 9RR

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Nestled in the charming area of Mount Pleasant, Southowram, Halifax, this beautifully presented two-bedroom cottage is a delightful blend of character and modernity. The property boasts a stylish and practical layout, making it an ideal choice for those seeking comfort and functionality in their home.

As you step inside, you will be greeted by an array of character features that have been thoughtfully preserved, complemented by sympathetic updates that introduce a contemporary touch. This harmonious balance creates a warm and inviting atmosphere throughout the cottage.

The low maintenance garden space offers a perfect retreat for relaxation or entertaining, while the convenience of a two-car driveway ensures ample parking for residents and guests alike.

Situated in an ideal location, this home is conveniently close to local schools and amenities, making it perfect for families and professionals alike.

We highly recommend viewing this property to fully appreciate the charm and quality it has to offer. This cottage is not just a house; it is a place where you can create lasting memories. Don't miss the opportunity to make it your own.

Entrance Porch

Leading in from the front of the home the porch provides space for coats and shoes. With laminate flooring and a uPVC front door.

Living Room

A beautifully presented living room with beige

carpet, white walls, exposed wooden beams and an electric feature fireplace with stone surround. A stone window seat adds a further point of interest and the room leads into the kitchen.

Kitchen

With white wall and base units and wooden worktops, the country style kitchen is perfectly in keeping with the cottage. The kitchen features a built in oven and hob as well as a sink and drainer and space for a fridge freezer. With views overlooking the rear garden, under counter and ceiling spotlights, the kitchen provides a lovely environment for preparing meals.

Cellar

Ideal for additional storage space.

Landing

A practical landing space with plumbing for a washing machine and additional storage space.

Bedroom One

A well sized double bedroom overlooking the front of the home with ceiling spotlights, a white and grey colour scheme and grey carpet. Cottage style wooden doors perfectly compliment the space.

Bedroom Two

A large single bedroom to the rear, overlooking the garden, with ceiling spotlights, a white and green colour scheme and grey carpets.

Bathroom

With a walk in shower, hand basin and w/c as well as a heated towel rail and ceiling spotlights.

External

The home is set back from the main road in an elevated position with a double driveway to the front of the home and a low maintenance garden to the rear of the home with artificial lawn and fencing to the border.

Directions

For Satnav please use the postcode HX3 9RR

Viewings

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

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



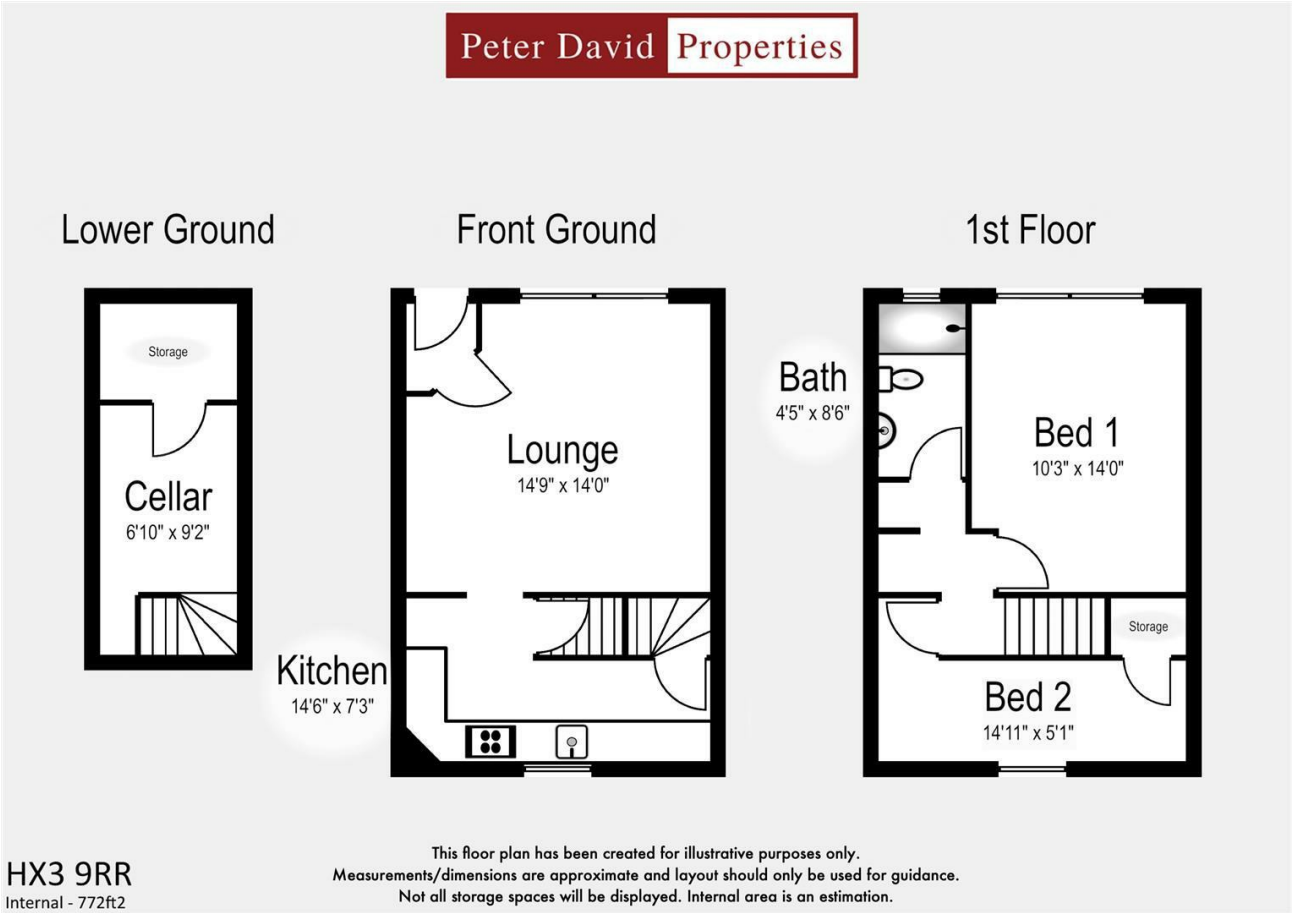
Hybrid Map



Terrain Map



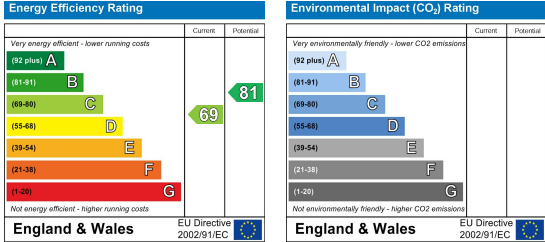
Floor Plan



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



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