

# Peter David

# Properties Ltd

Residential Sales and Lettings

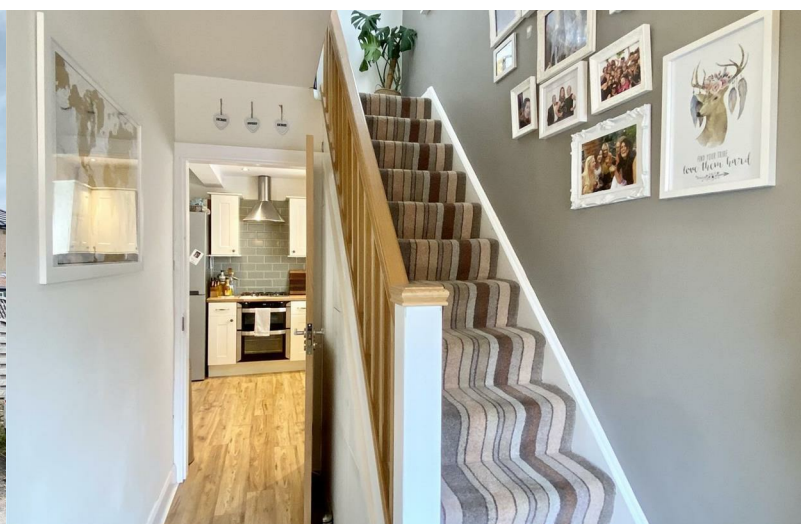


## 14 Sunwood Terrace

Halifax, HX3 7JZ

£240,000

3 1 2 D



# 14 Sunwood Terrace

Shelf, Halifax, HX3 7JZ

**£240,000**



**\*\*THREE BEDROOMS\*\*IDEAL FAMILY HOME\*CLOSE TO SCHOOLS\*\*CLOSE TO TRANSPORT LINKS\*\*WELL PRESENTED\*\***

Peter David properties are pleased to offer FOR SALE this spacious three bedroom semi detached property located in the village of Shelf. Early viewing is highly suggested to fully appreciate all this property has to offer. Well presented throughout enhanced by gas central heating, PVCu double glazing and a multi fuel stove in the lounge. Accommodation comprising of entrance hallway, lounge, dining kitchen, Conservatory, three first floor bedrooms and a house bathroom. Garden to the front with a driveway for off road parking, enclosed garden to side and rear and large garden shed.

## Entrance Hallway

External door leads through to this welcoming hallway having stairway to first floor with solid wood banister rail, wood effect flooring. Under the stairs is a range of useful built in storage cupboards and drawers ideal for shoes, vacuum, ironing board etc

## Lounge

**13'2" x 9'11" (4.01 x 3.02)**

Lovely cozy room with feature multi fuel stove set within the chimney breast, radiator and front double glazed bay window.

## Dining kitchen

**15'11" x 10'0" (4.85 x 3.05)**

Having full range of modern cream wall and base units, laminate work surface and splash backs, built in gas hob and electric oven with extractor over, inset stainless steel sink unit, space and plumbing for washer and dryer, radiator, wood effect flooring, inset spot lights to ceiling and side PVCu double glazed window. In dining area the chimney breast has been opened up housing a gas fire

(which needs plumbing), the wood effect floor flows through to the conservatory.

## Conservatory

**7'11" x 7'0" (2.41 x 2.13)**

Opening up from dining area having side external door which leads out to the rear garden.

## First Floor

### First Floor Landing

Bright landing with side PVCu window, loft access with pull down ladder having power and light ideal for storage.

### Bedroom One

**11'9" x 9'5" (3.58 x 2.87)**

Master bedroom well presented with radiator and front bay PVCu double glazed.

### Bedroom Two

**10'8" x 9'5" (3.25 x 2.87)**

Another double room with radiator and rear PVCu double glazed window with pleasant outlook.

### Bedroom Three

**8'4" x 6'7" (2.54 x 2.01)**

Single bedroom with radiator and front PVCu window.

## Family Bathroom

Incorporating a modern three piece suite to include wider than normal paneled bath, with rain waterfall shower over, wash basin, low flush toilet, radiator with chrome towel rail attached, side PVCu double glazed frosted window and complimentary tiling to walls.

## Exterior

To the front of the property is a lawn garden with a pebbled drive room for one car. To the side is a garden shed with gate leading to side enclosed garden with artificial grass and pathway leading to enclosed paved garden ideal for entertaining.

## Directions

For Satnav please use the postcode HX3 7JZ

## Viewings

Viewings are strictly by appointment only. Please contact SW 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

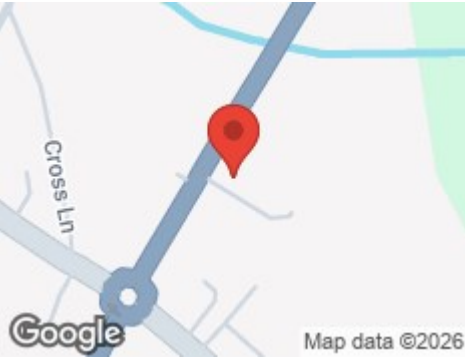
intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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



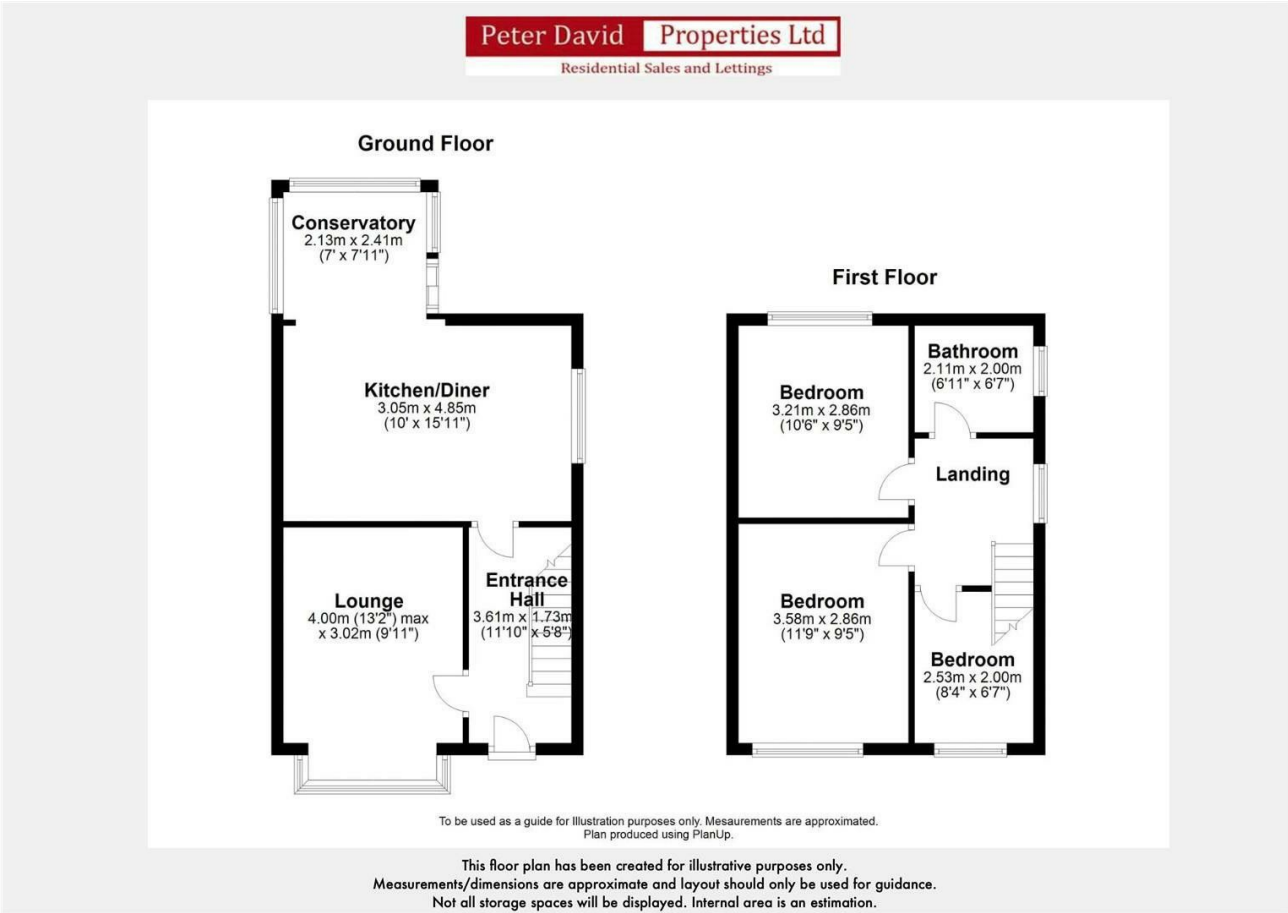
Hybrid Map



Terrain Map



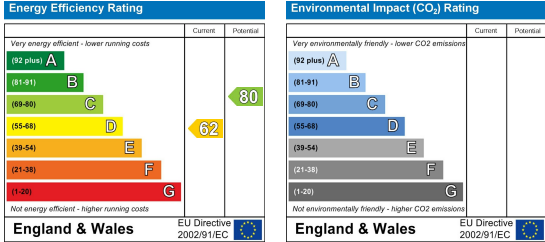
Floor Plan



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.