

# Peter David

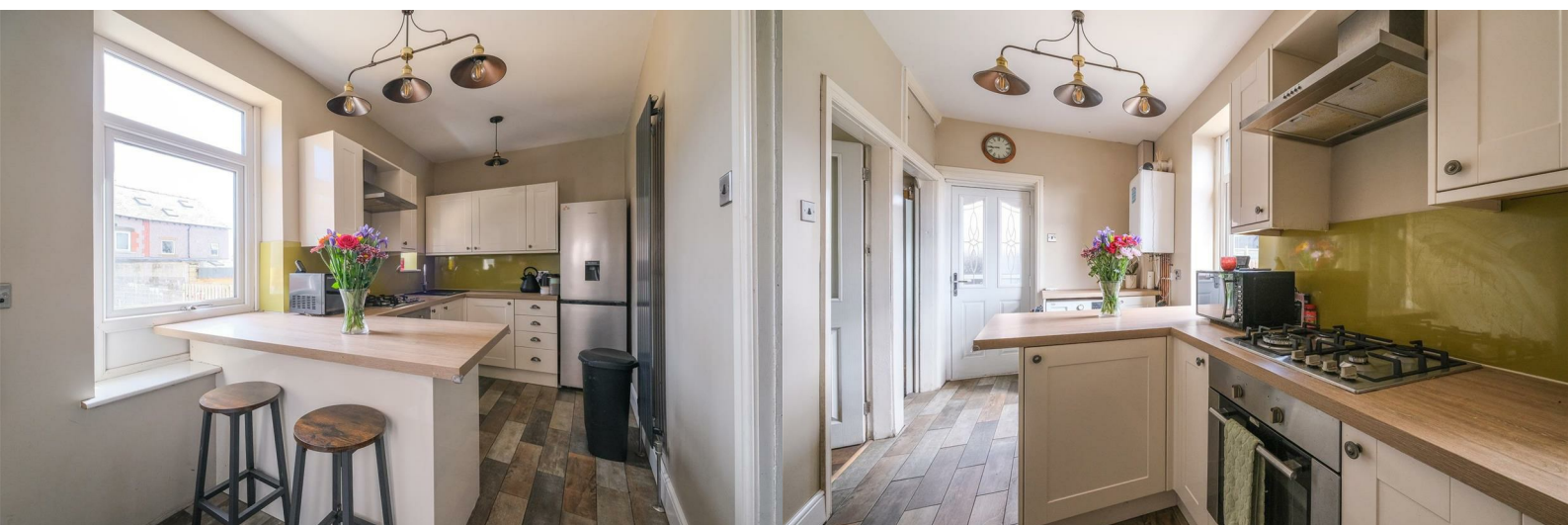
# Properties Ltd

Residential Sales and Lettings



**Park Drive, Rochdale Road**

**£180,000**





Nestled in the charming area of Park Drive, Halifax, this delightful semi-detached house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout of the home is thoughtfully designed, ensuring that every space is utilised effectively.

The property boasts a well-maintained bathroom, catering to all your daily needs. The kitchen, while not specified, is likely to be functional and well-equipped, making meal preparation a pleasure.

One of the standout features of this home is the lovely gardens at both the front and rear. These outdoor spaces offer a wonderful opportunity for gardening enthusiasts or simply a tranquil area to enjoy the fresh air. The rear garden is particularly suited for family gatherings or quiet evenings under the stars. Additionally, the property benefits from off-road parking.

- 2 BEDROOM SEMI-DETACHED PROPERTY
- GARDENS TO FRONT AND REAR
- OFF ROAD PARKING
- 2 DOUBLE BEDROOMS
- BATHROOM
- DOUBLE GLAZING AND CENTRAL HEATING
- COUNCIL TAX BAND B
- EPC RATING C

## Accommodation

### Lounge

12'11" x 13'8" (3.95 x 4.18)

### Kitchen/ Diner

16'2" x 6'11" (4.95 x 2.13)

### First Floor

### Bedroom 1

16'2" x 10'9" (4.95 x 3.28)

### Bedroom 2

10'1" x 8'10" (3.08 x 2.7)

### Bathroom

6'2" x 6'0" (1.88 x 1.85)

### External

### Directions

Please use post code HX2 7NP for sat nav directions.

### PLEASE NOTE

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

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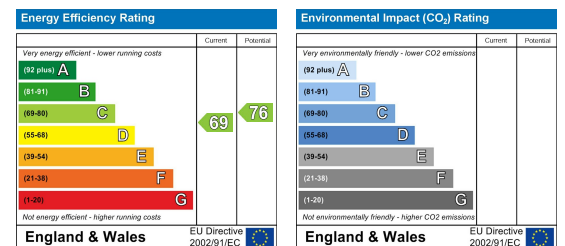
**HX27NP**  
Internal - 60m<sup>2</sup>

This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.

## Viewing

Please contact us on 01422 366 948 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.

361 Skircoat Green Road,  
Halifax  
HX3 0RP

102 Commercial Street  
Brighouse HD6 1AQ

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

[www.peterdavid.co.uk](http://www.peterdavid.co.uk)

T: 01422 366948  
E: [halifax@peterdavid.co.uk](mailto:halifax@peterdavid.co.uk)

T: 01484 719191  
E: [brighouse@peterdavid.co.uk](mailto:brighouse@peterdavid.co.uk)

T: 01422 844403  
E: [hebdenbridge@peterdavid.co.uk](mailto:hebdenbridge@peterdavid.co.uk)

T: 01484 719191  
E: [huddersfield@peterdavid.co.uk](mailto:huddersfield@peterdavid.co.uk)