Peter David Properties Ltd

Residential Sales and Lettings

Sutcliffe Street,

Offers Over £122,000

2 1 1 E

Welcome to this charming back-to-back house located on Sutcliffe Street in Halifax. This delightful property offers a perfect blend of modern living and traditional character, making it an ideal home for individuals or small families.

As you enter, you are greeted by an inviting open-plan living room and kitchen, which creates a warm and sociable atmosphere. The well-designed kitchen boasts modern fixtures and fittings, ensuring that cooking and entertaining are a pleasure. The layout of the ground floor maximises space and light, making it a welcoming area for relaxation and gatherings.

The accommodation is spread over three floors, providing ample room for comfortable living. On the first floor, you will find a spacious bedroom with built in wardrobes and a contemporary bathroom, designed with modern aesthetics in mind. The second floor features an additional bedroom, perfect for guests or as a personal retreat. Off road parking for 2 cars.

Situated in a convenient location, this home is close to local amenities and transport links, making it easy to explore the vibrant town of Halifax and beyond.

- TWO BEDROOMS
- OPEN PLAN LIVING/KITCHEN
- POPULAR LOCATION
- EASY ACCESS TO HALIFAX TOWN CENTRE
- CLOSE TO LOCAL AMENITIES
- COUNCIL TAX BAND - A
- EPC RATING - E

Accommodation

Lounge/ Kitchen
18'0" x 14'1" (5.5 x 4.3)

First floor

Bedroom one
11'1" x 14'1" (3.4 x 4.3)

Shower room
5'2" x 7'2" (1.6 x 2.2)

Second floor

Bedroom two
17'1" x 10'2" (5.22 x 3.1)

Directions
Please use postcode HX2 0HG for sat nav directions.

PLEASE NOTE
1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.
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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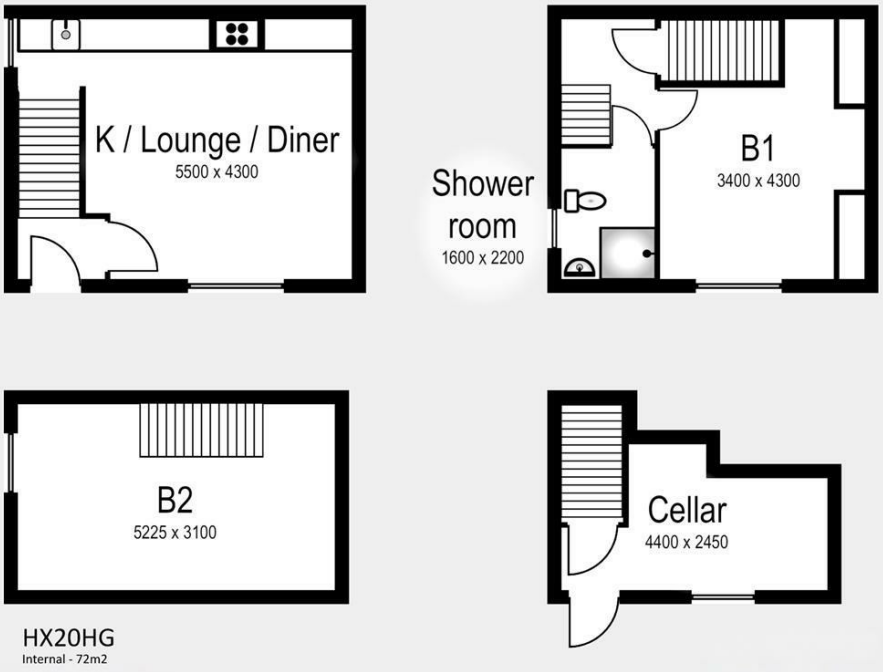
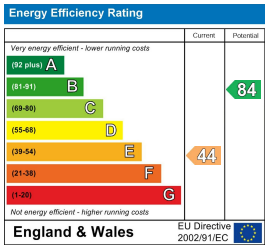


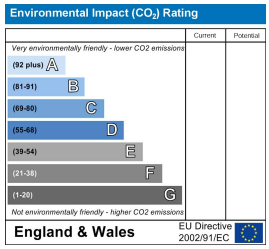
This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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.

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