

Peter David

Properties Ltd

Residential Sales and Lettings



Walton Buildings, Halifax

Offers In The Region Of £90,000





Situated in a tucked-away position just off Foundry Street North, this charming two-bedroom end cottage offers characterful accommodation with exposed timber beams.

The property briefly comprises a fitted kitchen with a range of wall and base units, contrasting work surfaces and ample natural light, leading through to a spacious lounge featuring exposed beams, a feature fireplace and wood-effect flooring. To the first floor are two double bedrooms, including a generous principal bedroom with fitted storage, together with a family bathroom fitted with a white three-piece suite and shower over the bath.

The property also enjoys gas central heating and double glazing throughout.

Located within easy reach of local amenities, schools and transport links, this characterful home would suit a range of buyers seeking a blend of traditional charm and practical living.

- TWO BEDROOM END COTTAGE
- CHARACTER PROPERTY WITH EXPOSED TIMBER BEAMS
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE
- TUCKED-AWAY POSITION OFF FOUNDRY STREET NORTH
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- EPC RATING - D
- COUNCIL TAX BAND - A

Accommodation

Lounge

17'8" x 10'9" (5.4 x 3.3)

Kitchen

15'1" x 6'10" (4.6 x 2.1)

First floor

Bedroom one

17'8" x 8'10" (5.4 x 2.7)

Bedroom two

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

Bathroom

5'6" x 5'10" (1.7 x 1.8)

Directions

Please use post code HX3 6RF 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.



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The floor plan for property HX36RF is divided into several rooms. On the left is a large Lounge (5400 x 3300) with a fireplace on the left wall and a door leading to a small area labeled 'C'. To the right of the Lounge is a Kitchen (K) (4600 x 2100) featuring a sink, a four-burner stove, and a refrigerator. Further right is a Bathroom (B1) (5400 x 2700) with a bathtub, toilet, and shower. To the right of B1 is another Bathroom (B2) (2700 x 2700) with a toilet and shower. A staircase is located between the Kitchen and the Bathrooms.

Lounge
5400 x 3300

K
4600 x 2100

Bath
1700 x 1800

B2
2700 x 2700

B1
5400 x 2700

HX36RF
Internal - 58m²

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.

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current: 61 Potential: 82

EU Directive 2002/91/EC

England & Wales

Environmental Impact (CO₂) Rating

Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		

Current: 82 Potential: 82

EU Directive 2002/91/EC

England & Wales

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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