

Peter David

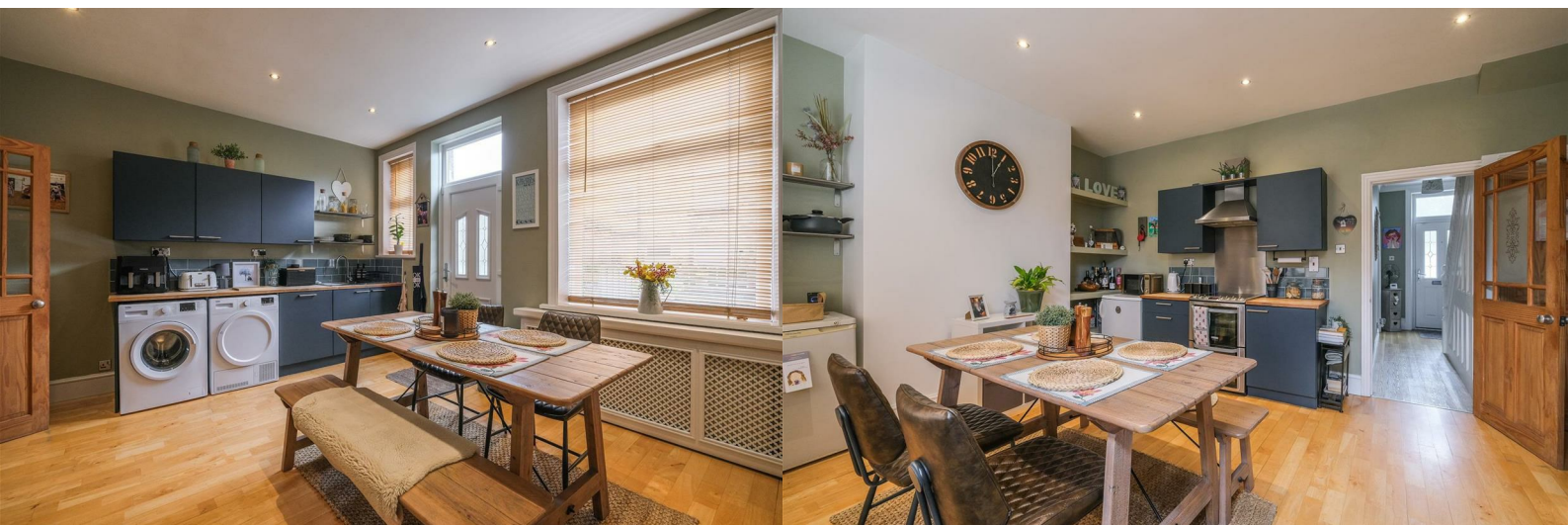
Properties Ltd

Residential Sales and Lettings



Heathy Avenue, Holmfield

Offers In The Region Of £197,500





Nestled in the sought-after area of Heathy Avenue, Holmfield, Halifax, this beautifully presented three-bedroom terraced house is an ideal family home. The property boasts a welcoming entrance hall that leads into a comfortable lounge, perfect for relaxation. The spacious dining kitchen is a highlight, providing ample room for family meals and entertaining guests.

On the first floor, you will find three well-proportioned bedrooms, offering plenty of space for rest and personalisation. The bathroom features a modern four-piece suite, ensuring convenience for the whole family. Additionally, the property benefits from a cellar, providing extra storage space.

The enclosed garden to the rear is a delightful outdoor area, perfect for enjoying sunny days or hosting gatherings. On-street parking is available, adding to the convenience of this lovely home.

Situated in a popular location, this property is close to local schools and amenities, making it an excellent choice for families. With its tasteful presentation and readiness for immediate occupancy, this terraced house is a fantastic opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this charming home your own.

- THREE BEDROOMS
- POPULAR LOCATION
- CLOSE TO LOCAL SCHOOLS
- READY TO MOVE INTO
- BEAUTIFULLY PRESENTED
- EPC RATING - C
- COUNCIL TAX BAND - A

Entrance hall

Lounge

10'2" x 13'6" (3.12 x 4.12)

Dining Kitchen

16'2" x 12'11" (4.95 x 3.95)

First floor

Bedroom one

10'4" x 13'6" (3.15 x 4.12)

Bedroom two

10'4" x 13'1" (3.15 x 4)

Bedroom three

5'7" x 10'5" (1.72 x 3.2)

Bathroom

5'5" x 9'6" (1.67 x 2.9)

Directions

Please use postcode HX2 9UP 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

Peter David Properties

Lower Ground

Cellar
3875 x 4125

Storage

Front Ground

Lounge
3125 x 4125

Kitchen/Dining
4950 x 3950

1st Floor

Bed 1
3150 x 4125

Bed 2
3150 x 4000

Bed 3
1725 x 3200

Bathroom
1675 x 2900

HX2 9UP

Internal - 98m2

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

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	86	England & Wales	EU Directive 2002/91/EC	

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