



### Hastings Way, Free School Lane

**£1,100**





Peter David properties are delighted to bring this beautifully presented THREE BEDROOM through terrace to the market. This property would make a perfect family home. Located in a popular area, off free school lane. This property is conveniently located close to the Calderdale Royal Hospital and Savile Park giving easy access to the M62 network.

The property briefly comprises of an entrance hallway leading to the kitchen, living room, conservatory/dining room and downstairs w/c. A staircase then leads to the first floor where you will find three bedrooms and family bathroom. As one would expect the property benefits from gas central heating and double glazed throughout.

Externally there is a private rear garden with decking, shed and lawned area. There is a designated parking space and an electric car charger.

The kitchen and bathrooms have been replaced by the landlord and has been re-decorated throughout.

Minimum 12 months let, landlord is looking for a longer term tenant ideally.

- THREE BEDROOMS
- CONSERVATORY/DINING ROOM
- POPULAR LOCATION
- ALLOCATED PARKING
- CLOSE TO LOCAL AMENITIES
- ENCLOSED GARDEN TO THE REAR
- EPC RATING - C
- COUNCIL TAX BAND - C
- ELECTRIC CAR CHARGER ON THE SIDE OF THE PROPERTY

## Accommodation

### Kitchen

6'7" x 8'9" (2.02 x 2.67)

Modern kitchen with matching wall and base units with complimentary work surfaces, metro tiled splash back, stainless steel sink, integrated electric oven, four ring gas hob, integrated fridge freezer, space for a washing machine and double glazed window.

### Living room

13'1" x 13'8" (4 x 4.17)

With double glazed patio doors leading to the conservatory. Stair case leading to the first floor.

### Conservatory

12'7" x 7'9" (3.85 x 2.37)

Good sized room with plenty of light, two central heating radiators and double glazed patio doors leading to the rear garden.

### Downstairs WC

White two piece suite comprising of low flush WC, wash hand basin with vanity unit and central heating radiator.

### First floor

#### Bedroom one

10'7" x 11'5" (3.25 x 3.5)

Double bedroom with a built in wardrobe, central heating radiator and double glazed window.

#### Bedroom two

6'6" x 8'9" (2 x 2.67)

Single bedroom with a built in wardrobe, central heating radiator and double glazed window.

#### Bedroom three

6'9" x 9'4" (2.07 x 2.85 )

Double bedroom with a central heating radiator and double glazed window.

### House bathroom

6'0" x 5'5" (1.85 x 1.67)

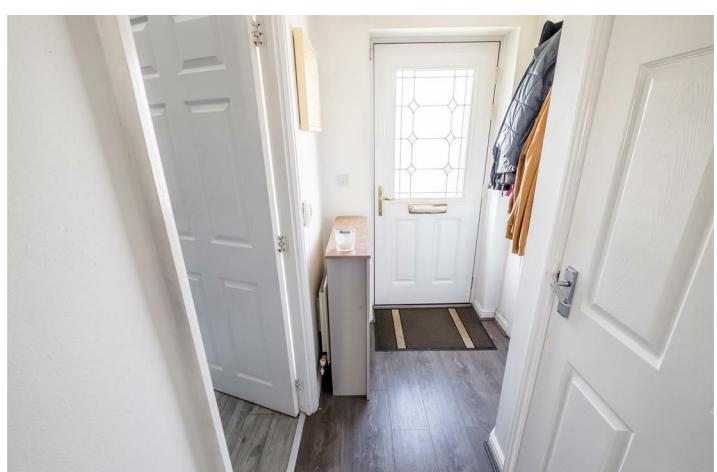
Fully tiled bathroom with a white three piece suite, comprising of shower over the bath, low flush WC, pedestal wash hand basin, extractor fan and double glazed window.

### External

To the front of the property there is a garden laid to lawn. To the rear is a lawn and decking area, a great space for entertaining in the summer months. There is also allocated parking and an electric car charger to the side.

### Directions

Please use post code HX1 2QB for sat nav directions.



## Road Map



## Hybrid Map



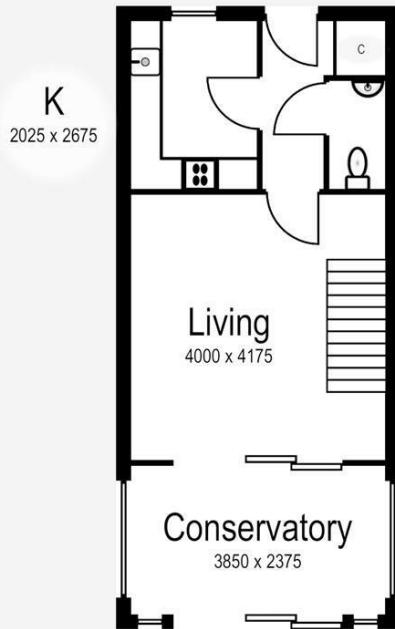
## Terrain Map



## Floor Plan

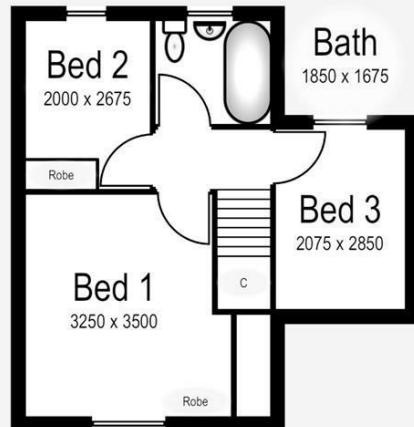
Peter David Properties Ltd  
Residential Sales and Lettings

### Front Ground



HX1 2QB  
Internal - 67m<sup>2</sup>  
External - 78m<sup>2</sup>  
Overall - 15.28m x 9.60m

### 1st Floor

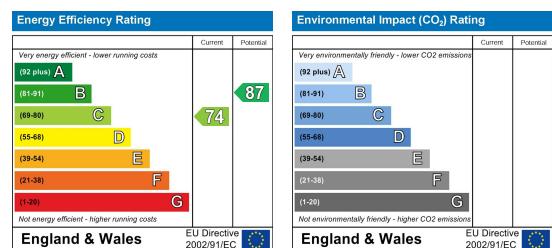


Measurements and layout for guidance only.  
All storage spaces may not be displayed.

## 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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