Peter David Properties Ltd

Residential Sales and Lettings



Thomas Street West,

£85,000

1 1 1 E









Nestled in the sought-after area of Thomas Street West, Halifax, this charming terraced property presents an excellent opportunity for first-time buyers, investors, or those looking for a home with scope to add their own personal touch.

Upon entering, you are welcomed into a bright and inviting open-plan kitchen and living area, creating a versatile space ideal for entertaining, relaxing, and everyday living. The layout makes excellent use of the available space while allowing plenty of natural light to create a warm and welcoming atmosphere.

The first floor comprises a comfortable bedroom and a further versatile room, currently used as a walk-in wardrobe. This additional space could easily be adapted to suit a variety of needs, including a home office, dressing room, or storage area.

The property also benefits from a bathroom and offers plenty of potential for modernisation. While some updating is required, this is reflected in the asking price and provides the opportunity for the new owner to renovate and personalise the home to their own taste and requirements.

Ideally located close to local amenities and everyday conveniences, this property offers a fantastic combination of potential, versatility, and location.

An ideal opportunity for a first-time buyer or investor.

- ONE BEDROOM PLUS WALK IN WARDROBE/ HOME OFFICE
- POPULAR LOCATION
- IDEAL FOR FIRST TIME BUYERS OR INVESTORS
- CLOSE TO LOCAL AMENITIES
- IN NEED OF MODERNISATION
- COUNCIL TAX BAND - A
- EPC RATING - E

Accommodation

Living/ Kitchen
12'9" x 14'9" (3.9 x 4.5)

First floor

Bedroom
9'2" x 6'10" (2.8 x 2.1)

Walk in wardrobe
9'2" x 7'10" (2.8 x 2.4)

Bathroom
6'6" x 5'2" (2 x 1.6)

Cellar
16'4" x 8'2" (5 x 2.5)

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

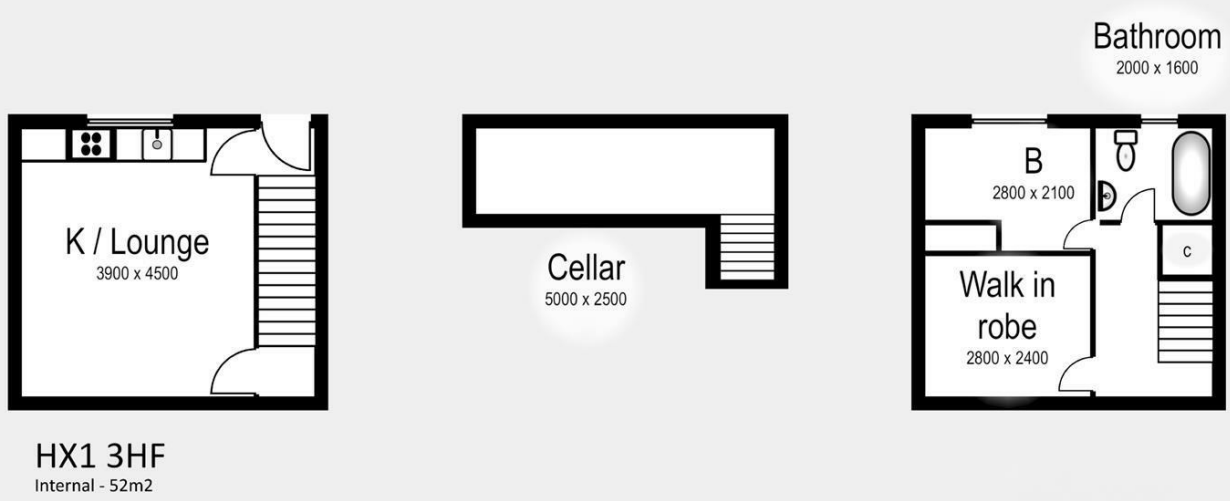


Terrain Map



Floor Plan

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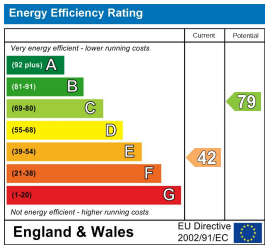
HX1 3HF
Internal - 52m2

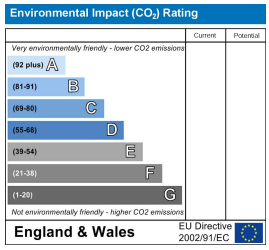
This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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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