

Peter David

Properties Ltd

Residential Sales and Lettings



Highroad Well Lane,

£350,000





Peter David Properties are delighted to bring to market this superb extended FOUR BEDROOM semi detached family home to the market. Beautifully presented inside and out. Situated on a large corner plot, this property benefits from off road parking with an electric gate. Detached double garage with electric, water and sewage services. Since the owner has purchased the property they have installed triple glazing, replaced all the radiators and pipework, re plastered throughout and had the garden completely landscaped.

Briefly the internal accommodation comprises of entrance hall, spacious kitchen, open plan lounge/ dining room. To the first floor you will find three double bedrooms, a single bedroom and house bathroom.

Located in a quiet area of Highroad well in a popular and well established residential location. Highroad well is served by local shops and a bus service to Halifax. The villages of Mount Tabor, Luddenden and Warley are all close by and access to Halifax is minutes away by car.

- FOUR BEDROOM SEMI DETACHED RESIDENCE
- SITUATED ON A LARGE CORNER PLOT
- ELECTRIC GATES
- DETACHED DOUBLE GARAGE
- OUTSIDE LIGHTING
- BEAUTIFULLY PRESENTED
- VIEWS ACROSS THE VALLEY
- EPC RATING - E
- COUNCIL TAX BAND - C

Accommodation

Entrance Hall

Kitchen

15'1" x 16'0" (4.6 x 4.9)

Lounge/ Dining room

12'3" x 27'9" (3.75 x 8.47)

Bedroom one

11'4" x 12'10" (3.47 x 3.92)

Bedroom two

11'4" x 10'8" (3.47 x 3.27)

Bedroom three

8'1" x 13'1" (2.47 x 4)

Bedroom four

6'0" x 6'9" (1.85 x 2.07)

Bathroom

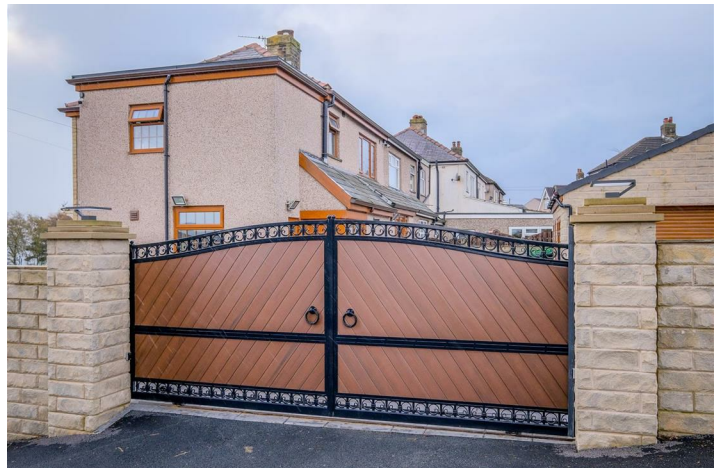
6'0" x 6'6" (1.85 x 2)

Directions

Please use post code HX2 0LQ 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

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Front Ground

HX2 0LQ
Internal - 135m²

1st Floor

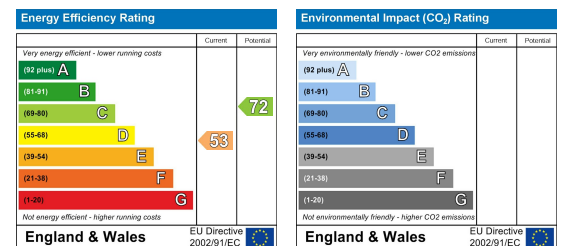
Double Garage
5875 x 5250

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.

361 Skircoat Green Road,
Halifax
HX3 0RP

102 Commercial Street
Brighouse HD6 1AQ

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

www.peterdavid.co.uk

T: 01422 366948
E: halifax@peterdavid.co.uk

T: 01484 719191
E: brighouse@peterdavid.co.uk

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191
E: huddersfield@peterdavid.co.uk