

Peter David

Properties Ltd

Residential Sales and Lettings



Gerrard Street, Halifax

£190,000





Nestled in the heart of Halifax on Gerrard Street, this charming four-bedroom inner terrace house offers a delightful blend of comfort and convenience. As you step inside, you are welcomed by two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout of the home is thoughtfully designed, providing ample space for both relaxation and social gatherings.

The property boasts four well-proportioned bedrooms, ensuring that there is plenty of room for family members or guests. Each bedroom is filled with natural light, creating a warm and inviting atmosphere. Additionally, the house features two modern bathrooms, which are both practical and stylish, catering to the needs of a busy household.

The location on Gerrard Street is particularly advantageous, as it places you within easy reach of local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. The surrounding area is known for its friendly community and vibrant atmosphere, offering a variety of shops, parks, and recreational facilities.

- 4 BEDROOM THROUGH TERRACE
- 2 RECEPTION ROOMS
- WORKSHOP
- 4 BEDROOMS
- BATHROOM AND SHOWER ROOM
- PATIO AREA TO THE REAR
- COUNCIL TAX BAND A
- EPC RATING D
- CONVENIENT LOCATION

Accommodation

Lower Ground

Kitchen/ Diner

17'4" x 14'5" (5.3 x 4.4)

Workshop

14'0" x 11'9" (4.28 x 3.60)

Shower room

5'4" x 6'9" (1.63 x 2.08)

Ground Floor

Lounge

13'1" x 12'1" (4.0 x 3.70)

Lounge 2

17'4" x 14'1" (5.3 x 4.3)

1st Floor

Bedroom 1

12'5" x 11'9" (3.8 x 3.6)

Bedroom 3

9'10" x 11'7" (3.0 x 3.55)

Bedroom 4

7'6" x 11'7" (2.3 x 3.55)

Bathroom

4'11" x 11'9" (1.5 x 3.6)

2nd Floor

Bedroom 2

15'10" x 16'2" (4.85 x 4.93)

External

Directions

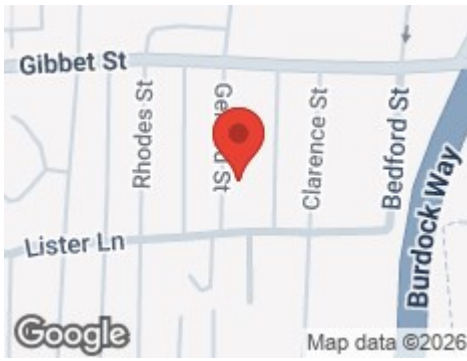
Please use HX1 5DG for satnav

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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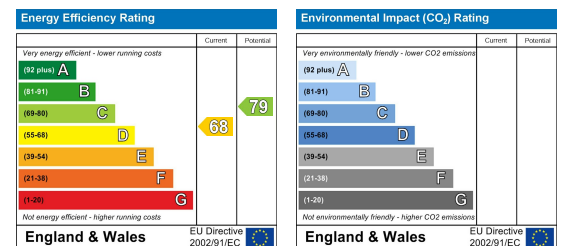
HX15DG
Internal - 169m²

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.

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