Peter David Properties Ltd

Residential Sales and Lettings

Back Queen Street, West Vale

£125,000

3 1 1 E

Nestled in the popular area of West vale, Halifax, this delightful terraced house offers a perfect blend of comfort and practicality for family living. With three well-proportioned bedrooms spread across four floors, this property is designed to accommodate the needs of modern family life.

Upon entering, you will find the lower ground floor, which houses a kitchen, ideal for culinary enthusiasts. The ground floor features a welcoming living room, providing a cosy space for relaxation and entertainment. Ascending to the first floor, you will discover two inviting bedrooms, perfect for children or guests. The attic bedroom, located on the top floor, adds a unique touch to the home, offering a private retreat with potential for various uses.

This property is situated in the desirable West Vale area, known for its community spirit and convenient access to local amenities. With its thoughtful layout and ample living space, this terraced house is an excellent opportunity for families seeking a comfortable and functional home in Halifax. Don't miss the chance to make this lovely property your own.

- Popular West Vale location
- Three well-proportioned bedrooms
- Four-floor family layout
- Ideal for first time buyers or investors
- EPC rating - E
- Council tax band - A

Accommodation

Lower ground floor

Kitchen
16'10" x 11'3" (5.15 x 3.45)

Ground floor

Lounge
16'10" x 17'8" (5.15 x 5.4)

First floor

Bedroom
10'0" x 13'2" (3.05 x 4.02)

Bedroom
7'2" x 8'2" (2.2 x 2.5)

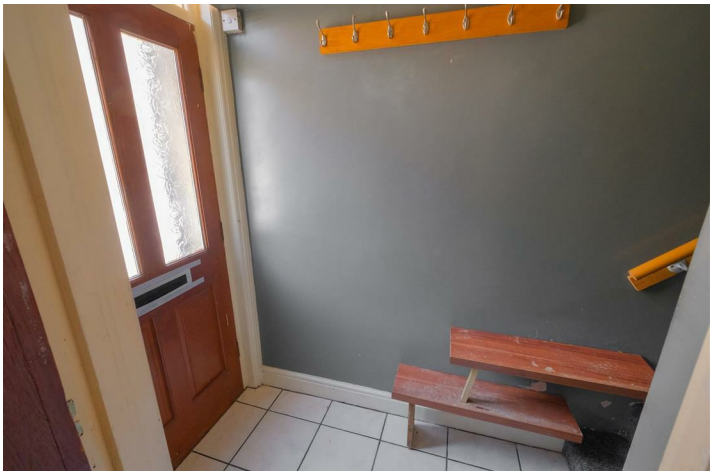
Bathroom
11'9" x 4'5" (3.6 x 1.37)

Second floor

Bedroom
16'10" x 12'11" (5.15 x 3.95)

Directions
Please use post code HX4 8DR for sat nav directions.

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.

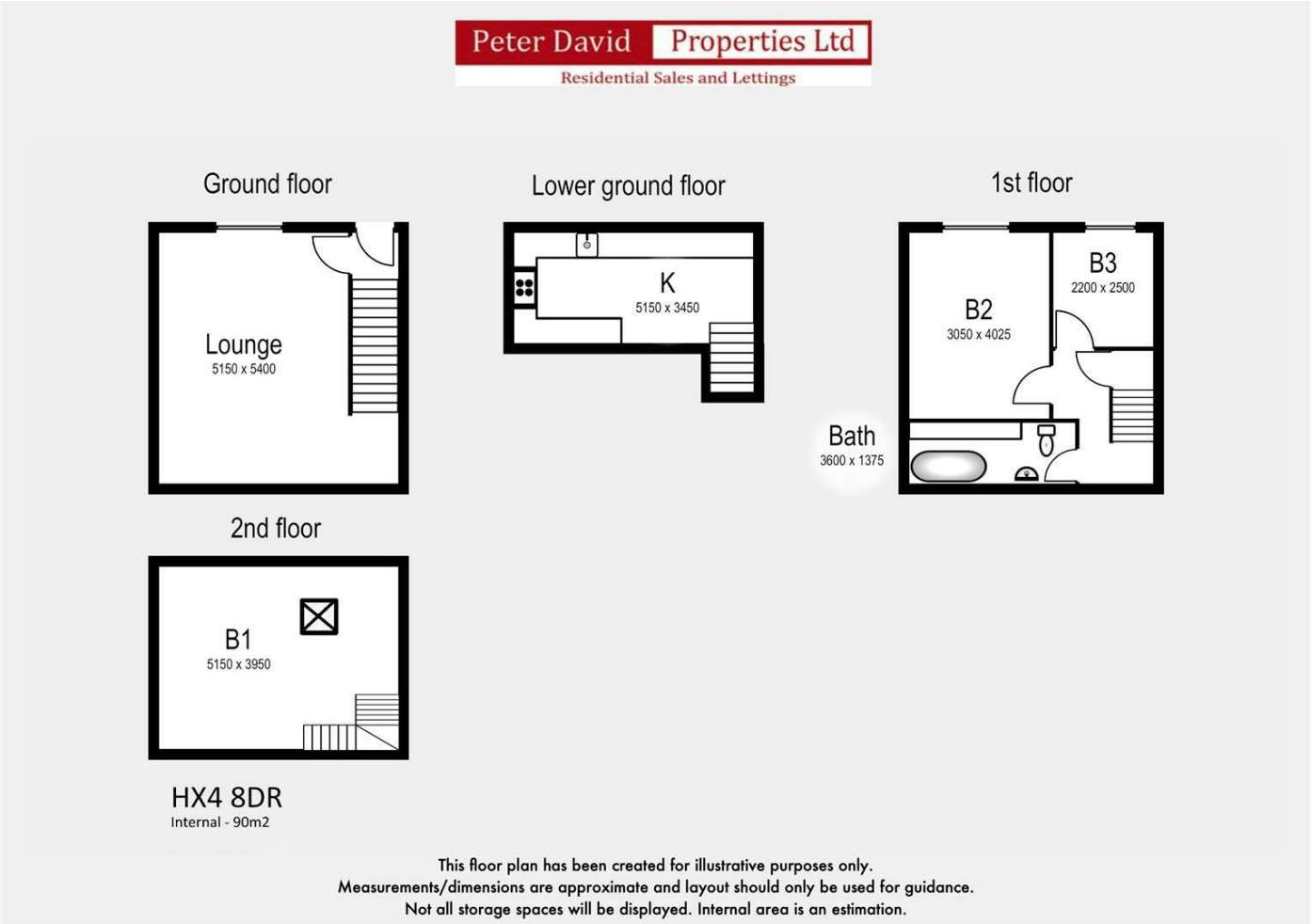


Road Map

Hybrid Map

Terrain Map

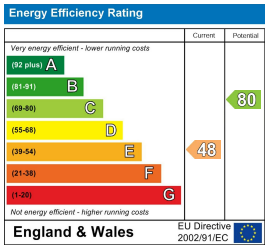
Floor Plan

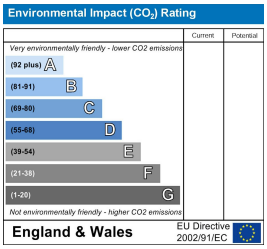


Viewing

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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