

Peter David

Properties Ltd

Residential Sales and Lettings



All Souls Road, Boothtown

£130,000





Nestled on the charming All Souls Road in Halifax, this delightful two-bedroom terraced house offers a perfect blend of comfort and convenience. As you step inside, you are welcomed into a spacious reception room, ideal for relaxing or entertaining guests. The layout is thoughtfully designed, providing a warm and inviting atmosphere throughout.

The property boasts two well-proportioned bedrooms, each offering ample space for rest and relaxation. The bathroom is conveniently located, ensuring ease of access for all residents.

The property benefits from an external patio, which provides a lovely outdoor space for enjoying the fresh air, hosting barbecues, or simply unwinding after a long day.

This terraced house is not only a wonderful place to live but also benefits from its prime location in Halifax, with local amenities, schools, and transport links just a stone's throw away.

Do not miss the chance to make this lovely house your new home.

- 2 BEDROOM THROUGH TERRACE
- REAR PATIO
- LARGE KITCHEN/ DINING ROOM
- LIVING ROOM
- 2 GOOD SIZED BEDROOMS
- BATHROOM WITH FREE STANDING BATH
- CLOSE TO LOCAL AMENITIES
- EPC RATING D
- COUNCIL TAX BAND A

Accommodation

Entrance Porch

2'0" x 4'5" (0.62 x 1.37)

Kitchen/ Dining Room

22'2" x 10'3" (6.76 x 3.13)

Lounge

14'9" x 11'10" (4.52 x 3.63)

First Floor

Bedroom 1

12'7" x 11'11" (3.84 x 3.65)

Bedroom 2

12'4" x 10'6" (3.76 x 3.22)

Bathroom

7'0" x 10'3" (2.14 x 3.13)

Lower ground Floor

Cellar

11'11" x 10'8" (3.64 x 3.27)

External

Directions

HX3 6DR for sat nav

PLEASE NOTE

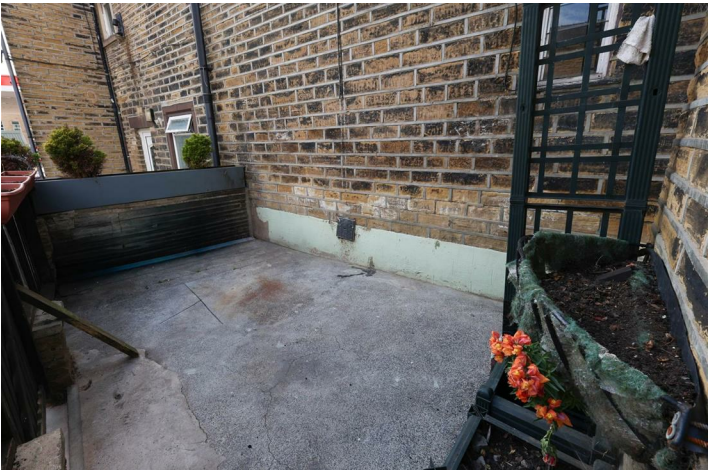
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



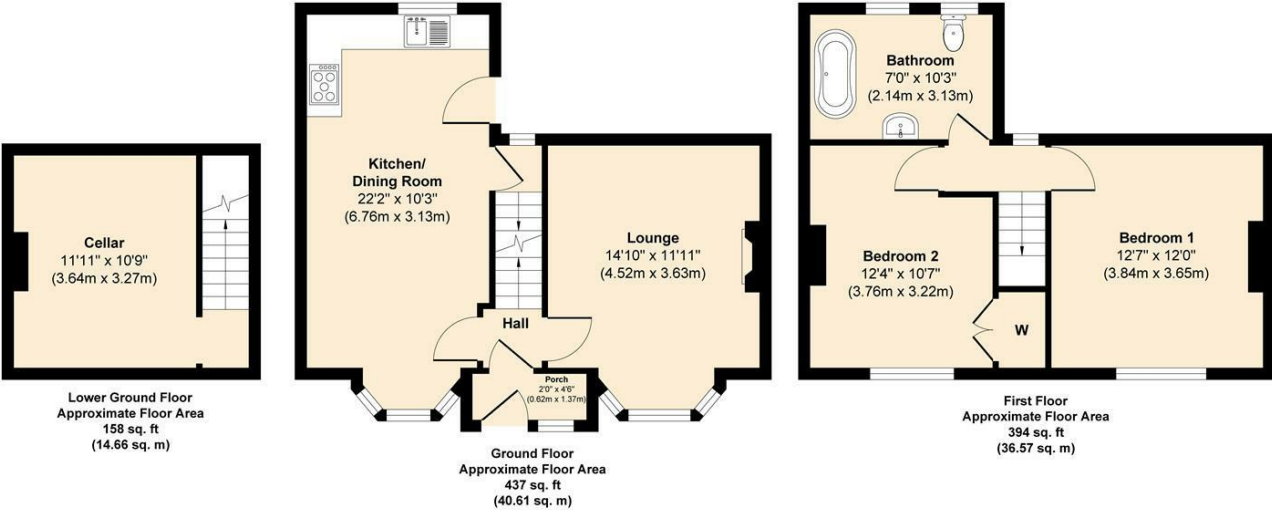
Hybrid Map



Terrain Map



Floor Plan

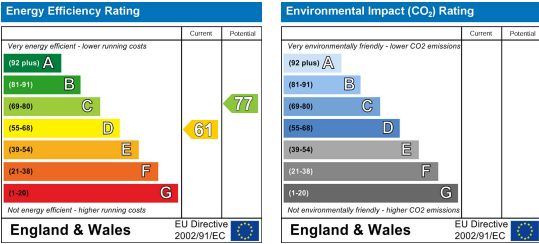


Approx. Gross Internal Floor Area 989 sq. ft / 91.84 sq. m.
Illustration for identification purposes only, measurements are approximate and not to scale, unauthorised reproduction is prohibited.

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

www.peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

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