Peter David Properties Ltd

Residential Sales and Lettings

Occupation Lane,

£165,000

3 1 1 C

Nestled on Occupation Lane in this popular residential area of Halifax, this semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts a spacious lounge, perfect for relaxation and entertaining, alongside a generous dining kitchen that invites culinary creativity and family gatherings.

On the ground floor, you will also find a convenient WC, enhancing the practicality of the living space. Ascending to the first floor, the home features three well-proportioned double bedrooms, providing ample room for rest and personalisation. The house bathroom is thoughtfully designed to cater to the needs of the household.

Outside, the property is complemented by gardens both at the front and rear, offering delightful outdoor spaces for gardening, play, or simply enjoying the fresh air. The location is particularly appealing, situated in a popular area that is close to local amenities and well-regarded schools, making it an ideal choice for families seeking a vibrant community.

This home combines comfort, space, and convenience, making it a wonderful place to create lasting memories. Whether you are looking to settle down or invest, this property is certainly worth considering.

- THREE BEDROOMS
- SEMI-DETACHED
- POPULAR LOCATION
- CLOSE TO LOCAL SCHOOLS
- IDEAL FOR FIRST TIME BUYERS
- EPC RATING - C
- COUNCIL TAX BAND - A

Accommodation

Lounge
11'7" x 16'4" (3.55 x 5)

Dining Kitchen
17'8" x 9'10" (5.4 x 3)

Utility room/ WC
5'6" x 4'5" (1.7 x 1.37)

First Floor

Bedroom one
10'0" x 16'4" (3.05 x 5)

Bedroom two
8'4" x 10'2" (2.55 x 3.1)

Bedroom three
10'7" x 10'2" (3.25 x 3.1)

Bathroom
8'8" x 6'2" (2.65 x 1.9)

Directions
Please use postcode HX2 9RL for sat nav directions.

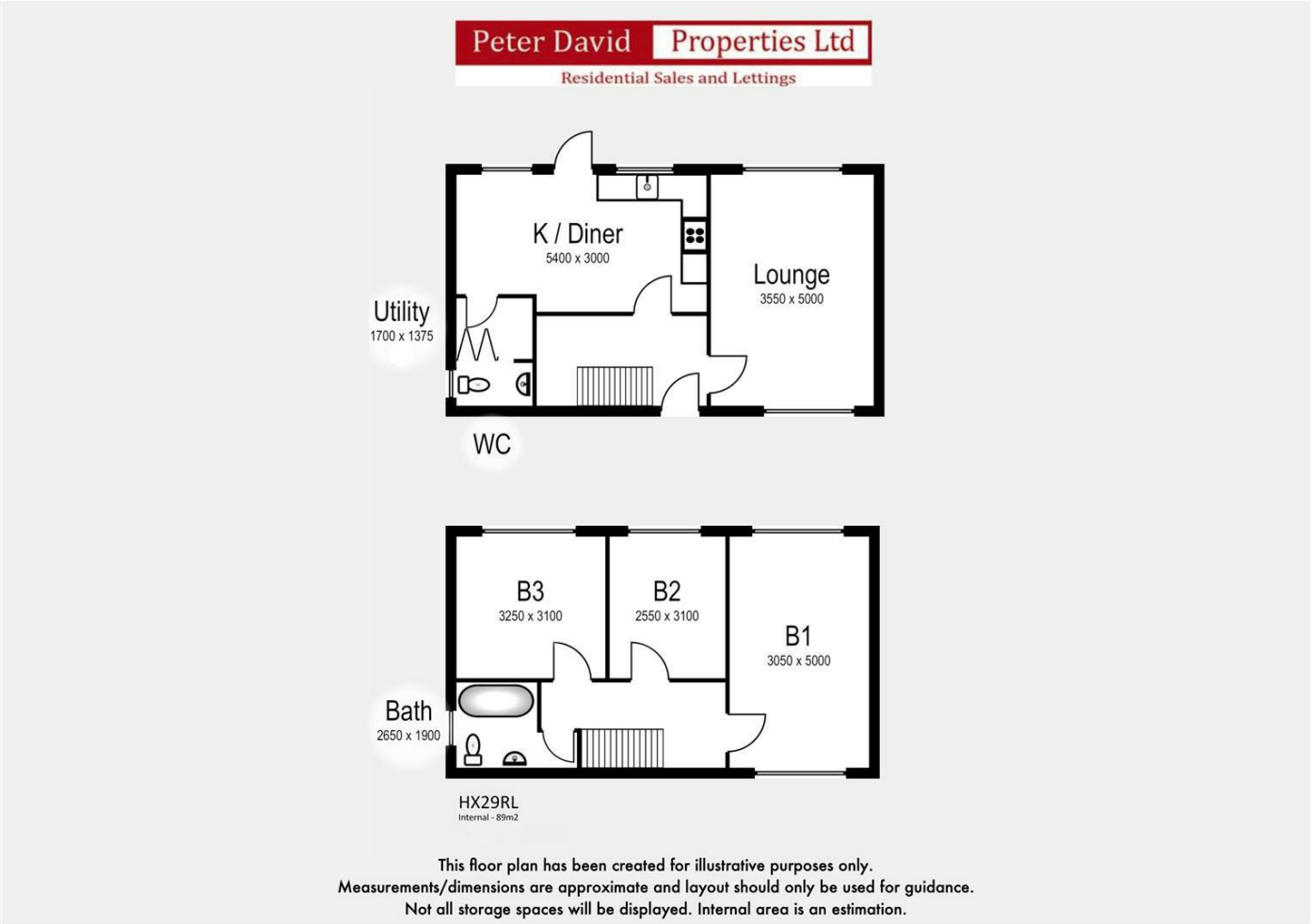
PLEASE NOTE
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, 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

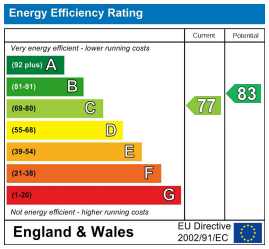
Floor Plan

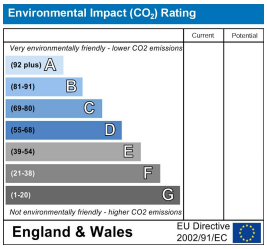


Viewing

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





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