Peter David Properties Ltd

Residential Sales and Lettings

Walton Buildings, Halifax

Offers In The Region Of £90,000

2 1 1 D

Situated in a tucked-away position just off Foundry Street North, this charming two-bedroom end cottage offers characterful accommodation with exposed timber beams.

The property briefly comprises a fitted kitchen with a range of wall and base units, contrasting work surfaces and ample natural light, leading through to a spacious lounge featuring exposed beams, a feature fireplace and wood-effect flooring. To the first floor are two double bedrooms, including a generous principal bedroom with fitted storage, together with a family bathroom fitted with a white three-piece suite and shower over the bath.

The property also enjoys gas central heating and double glazing throughout.

Located within easy reach of local amenities, schools and transport links, this characterful home would suit a range of buyers seeking a blend of traditional charm and practical living.

- TWO BEDROOM END COTTAGE
- CHARACTER PROPERTY WITH EXPOSED TIMBER BEAMS
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE
- TUCKED-AWAY POSITION OFF FOUNDRY STREET NORTH
- CLOSE TO LOCAL AMENITIES AND TRANSPORT LINKS
- EPC RATING - D
- COUNCIL TAX BAND - A

Accommodation

Lounge
17'8" x 10'9" (5.4 x 3.3)

Kitchen
15'1" x 6'10" (4.6 x 2.1)

First floor

Bedroom one
17'8" x 8'10" (5.4 x 2.7)

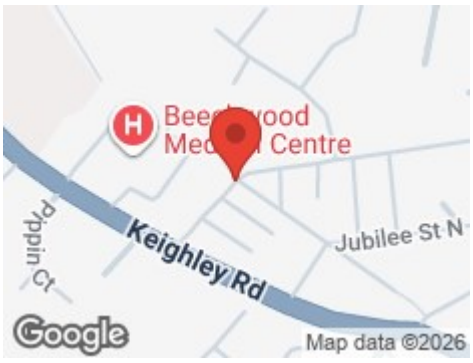
Bedroom two
8'10" x 8'10" (2.7 x 2.7)

Bathroom
5'6" x 5'10" (1.7 x 1.8)

Directions
Please use post code HX3 6RF 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

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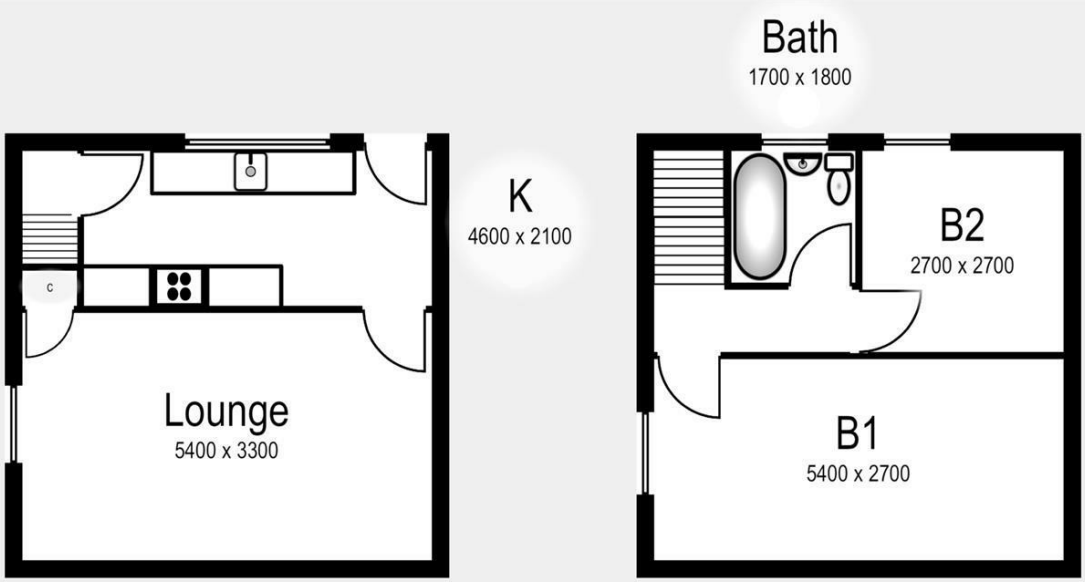


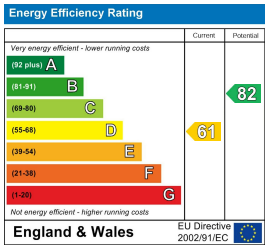
HX36RF
Internal - 58m2

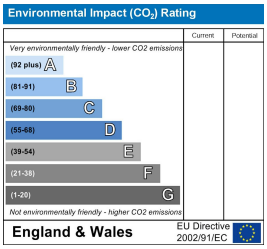
This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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





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