

Peter David

Properties Ltd

Residential Sales and Lettings



Heathmoor Park Road,

£210,000





Nestled on the charming Heathmoor Park Road in Halifax, this semi-detached bungalow presents a wonderful opportunity for those looking to create their dream home. With a generous layout, the property features an inviting entrance hall that leads into a spacious lounge, perfect for relaxation and entertaining.

The bungalow boasts two well-proportioned bedrooms, providing ample space for family or guests. The house bathroom is conveniently located, catering to the needs of modern living. The kitchen, while in need of modernisation, offers a blank canvas for you to design a culinary space that suits your lifestyle.

Outside, the property benefits from off-road parking, ensuring convenience for you and your visitors. A detached garage adds further practicality, providing additional storage or workshop space. The gardens, both front and rear, offer delightful outdoor areas for gardening enthusiasts or those who simply wish to enjoy the fresh air.

This bungalow is a fantastic opportunity for buyers looking to invest in a property with potential. With a little imagination and effort, you can transform this home into a stylish and comfortable haven. Don't miss the chance to make this property your own in a lovely Halifax location.

- SEMI DETACHED BUNGALOW
- TWO BEDROOMS
- OFF ROAD PARKING AND GARAGE
- POPULAR LOCATION
- GARDENS FRONT AND REAR
- COUNCIL TAX BAND - B
- EPC RATING - TO FOLLOW

Accommodation

Entrance hall

Lounge

16'4" x 11'9" (5 x 3.6)

Kitchen

8'10" x 9'6" (2.7 x 2.92)

Bedroom one

13'1" x 11'9" (4 x 3.6)

Bedroom two

7'10" x 11'6" (2.4 x 3.52)

Bathroom

7'6" x 6'6" (2.3 x 2)

Garage

8'6" x 16'4" (2.6 x 5)

Directions

Please use post code HX2 9LR 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.

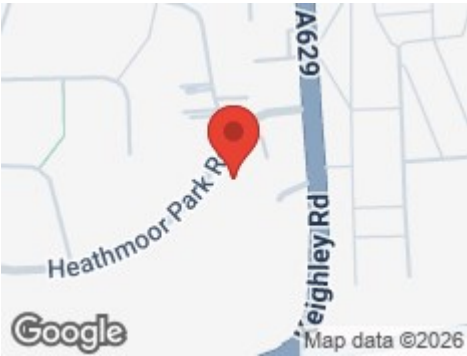
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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



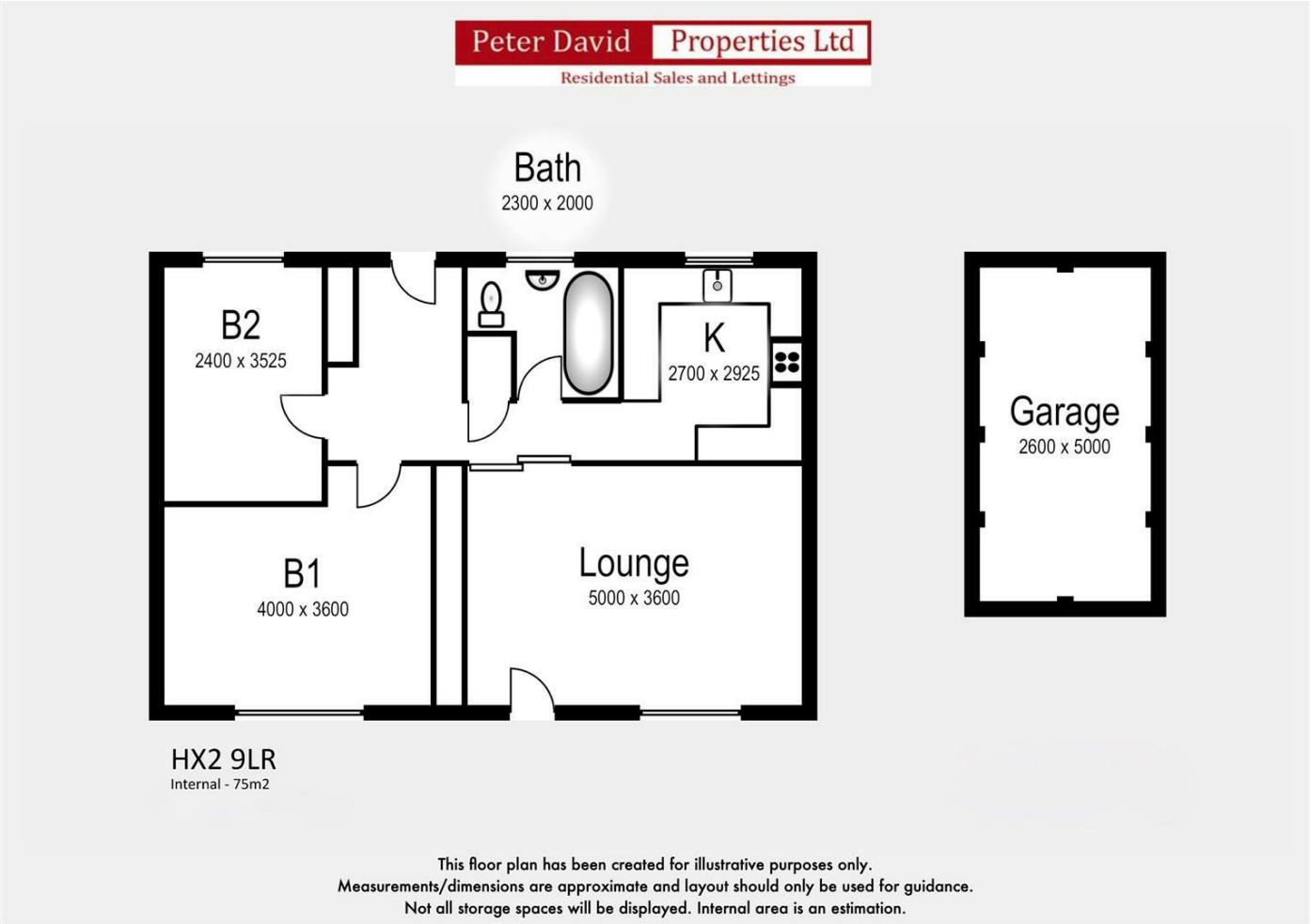
Hybrid Map



Terrain Map



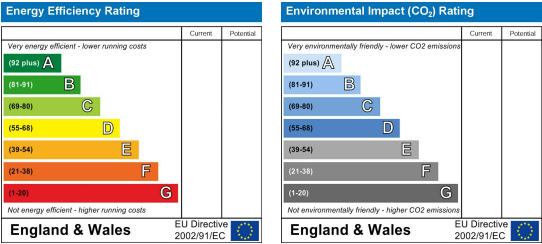
Floor Plan



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.

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