Peter David Properties Ltd

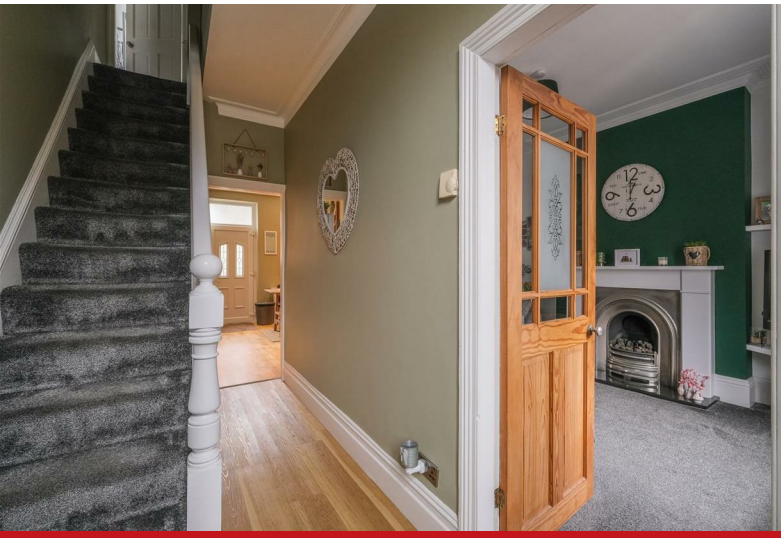
Residential Sales and Lettings



Heathy Avenue, Holmfield

Offers In The Region Of £195,000

3 1 1 C









Nestled in the sought-after area of Heathy Avenue, Holmfield, Halifax, this beautifully presented turnkey three-bedroom terraced house is an ideal family home. Ready to move in to, the property boasts a welcoming entrance hall that leads into a comfortable lounge, perfect for relaxation. The spacious dining kitchen is a highlight, providing ample room for family meals and entertaining guests.

On the first floor, you will find three well-proportioned bedrooms, offering plenty of space for rest and personalisation. The bathroom features a modern four-piece suite, ensuring convenience for the whole family. Additionally, the property benefits from a cellar, providing extra storage space.

The enclosed garden to the rear is a delightful outdoor area, perfect for enjoying sunny days or hosting gatherings. On-street parking is available, adding to the convenience of this lovely home.

Situated in a popular location, this property is close to local schools and amenities, making it an excellent choice for families. With its tasteful presentation and readiness for immediate occupancy, this terraced house is a fantastic opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this charming turnkey home your own.

- THREE BEDROOMS
- POPULAR LOCATION
- CLOSE TO LOCAL SCHOOLS
- TURN KEY READY
- BEAUTIFULLY PRESENTED
- COUNCIL TAX BAND - A
- EPC RATING - C

Entrance hall

Lounge
10'2" x 13'6" (3.12 x 4.12)

Dining Kitchen
16'2" x 12'11" (4.95 x 3.95)

First floor

Bedroom one
10'4" x 13'6" (3.15 x 4.12)

Bedroom two
10'4" x 13'1" (3.15 x 4)

Bedroom three
5'7" x 10'5" (1.72 x 3.2)

Bathroom
5'5" x 9'6" (1.67 x 2.9)

Directions
Please use postcode HX2 9UP 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



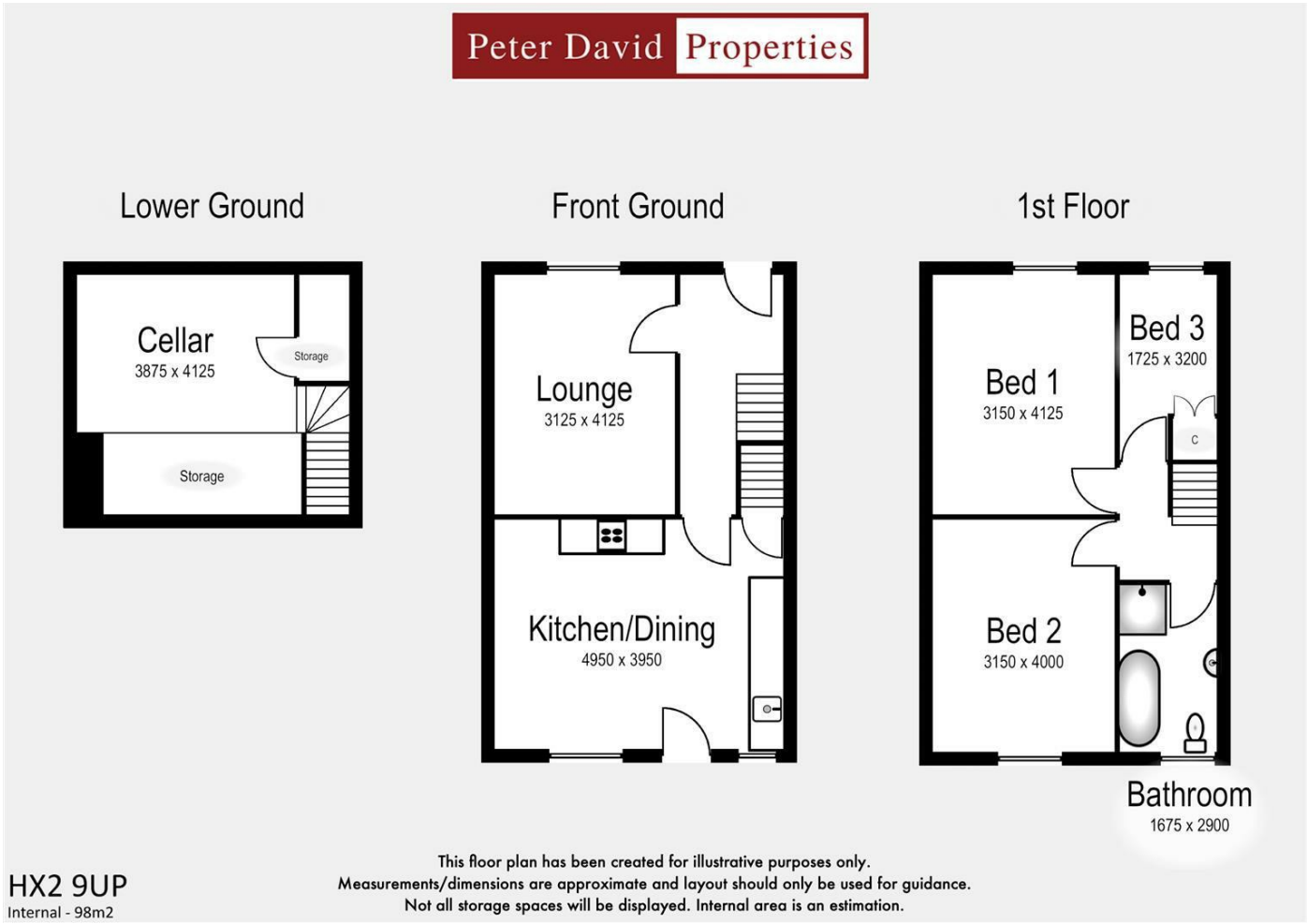
Hybrid Map



Terrain Map



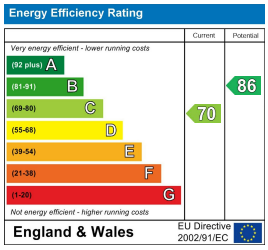
Floor Plan

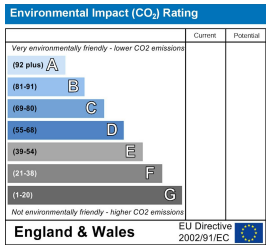


Viewing

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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