

Peter David

Properties Ltd

Residential Sales and Lettings



Walton Buildings, Halifax

Offers In The Region Of £90,000





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

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.

Externally, the cottage benefits from a low-maintenance enclosed patio area, providing an ideal space for outdoor dining and summer BBQs, along with useful external storage. 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
- ENCLOSED PATIO GARDEN
- 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

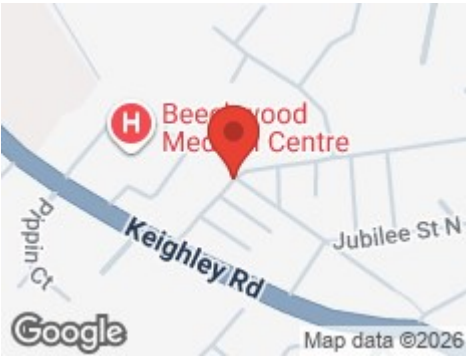
Please use post code HX3 6RF for sat nav directions.

PLEASE NOTE

1. 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

Peter David Properties Ltd

Residential Sales and Lettings

Bath

1700 x 1800

B2

2700 x 2700

B1

5400 x 2700

K

4600 x 2100

Lounge

5400 x 3300

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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

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

www.peterdavid.co.uk