

# Peter David

# Properties Ltd

Residential Sales and Lettings



**Cromwell Close, Southowram**

**Offers Over £85,000**





# 1 Cromwell Close

## Southowram, Halifax, HX3 9SH



Peter David are delighted to offer this affordable ONE BEDROOM PROPERTY for sale in this well established and desirable village of Southowram. This property is an ideal first time buyer home or may be of interest to an investor as the furniture displayed in the photographs and white goods are included in the sale. As one would expect nowadays the accommodation benefits from both gas central heating and double glazing.

Southowram is positioned between Halifax and Brighouse so ideal for commuting. There are ample amenities and facilities in the village for everyday needs.

The property has a garden laid to lawn to two sides and there is off road parking in the car park opposite the property as well as on street parking. There is a useful outside store by the front door.

The internal accommodation comprises:

### Accommodation

#### Living room

15'7" x 13'7" (4.77 x 4.15)

A good sized living room with a wall mounted electric fire creating a focal point to the room. Central heating radiator and double glazed windows to two aspects allowing in plenty of natural light. A feature spiral staircase leads to the first floor.

#### Kitchen

6'10" x 6'10" (2.10 x 2.10)

A modern fitted kitchen with a range of matching beech effect wall and base units. Complementary work surfaces with a tiled splashback and inset stainless steel one and a half bowl sink and mixer tap. Cooker and washing machine included. Double glazed window.

#### First floor

##### Double bedroom

7'11" x 13'7" (2.42 x 4.15)

A double room with central heating radiator and double glazed window. Loft access. Built in cupboard.

## Bathroom

6'6" x 5'11" (2.00 x 1.82)

A fully tiled bathroom with a four piece white bathroom suite comprising of a wash basin with pedestal, low flush wc, bath and separate shower enclosure with a mixer shower. Central heating radiator and double glazed window.

## External details

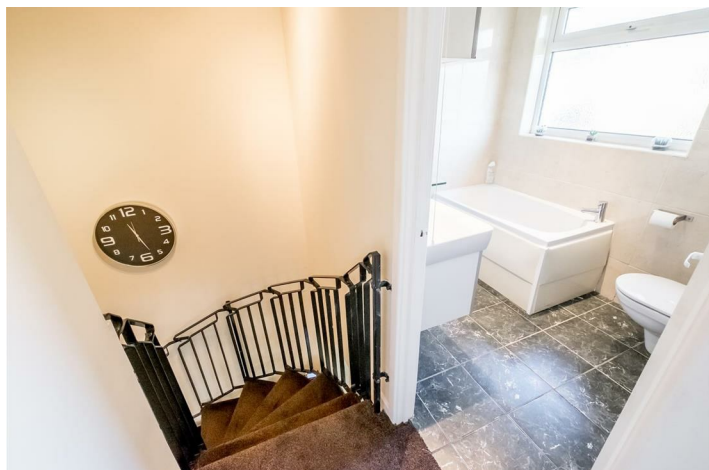
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## Directions

Please use the postcode HX3 9SH 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



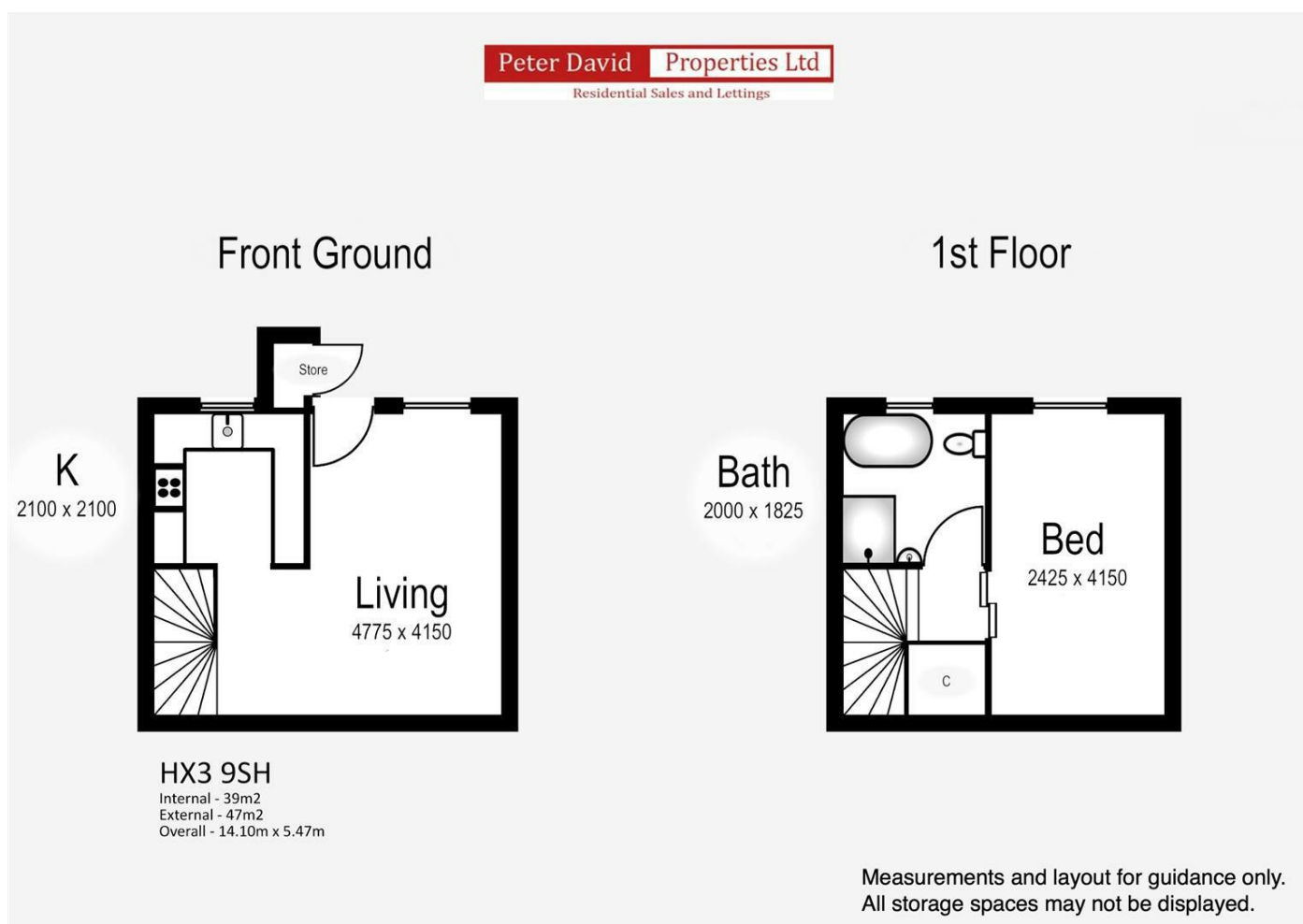
## Hybrid Map



## Terrain Map



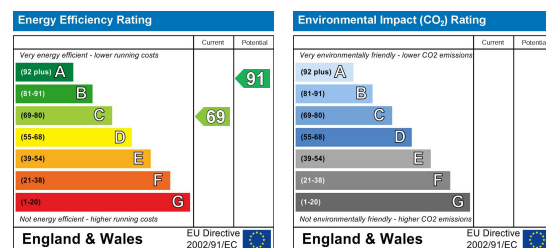
## Floor Plan



## 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



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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