

# Peter David

# Properties Ltd

Residential Sales and Lettings



**Moor End Road,**

**£135,000**





Tucked away off Moor End Road in Halifax, this charming terraced house offers a delightful blend of comfort and convenience. Upon entering, you are welcomed by an inviting entrance vestibule that leads into a spacious lounge, perfect for relaxation or entertaining guests. The heart of the home is the well-appointed dining kitchen, complete with a breakfast bar—ideal for casual dining and family gatherings.

This property boasts two generously sized double bedrooms, providing ample space for rest and personalisation. The house bathroom is conveniently located, ensuring practicality for everyday living.

Outside, the property features a lovely garden at the front, while the large rear garden presents stunning far-reaching views, making it a perfect spot for outdoor activities or simply enjoying the serene surroundings.

With easy access to Halifax town centre and a variety of local amenities nearby, this home is perfectly situated for those seeking both tranquillity and the vibrancy of town life. This terraced house is an excellent opportunity for first-time buyers or those looking to downsize, offering a comfortable living space in a desirable location.

- TWO BEDROOMS
- FAR-REACHING VIEWS
- LARGE REAR GARDEN
- PARKING AVAILABLE OUTSIDE THE PROPERTY
- DINING KITCHEN
- POPULAR LOCATION
- COUNCIL TAX BAND - B
- EPC RATING - D

## Accommodation

### Lounge

11'6" x 14'0" (3.52 x 4.27)

### Dining kitchen

14'5" x 8'10" (4.4 x 2.7)

## First floor

### Bathroom one

14'6" x 10'11" (4.42 x 3.35)

### Bedroom two

8'9" x 10'0" (2.67 x 3.05)

### Bathroom

5'5" x 7'2" (1.67 x 2.2)

### Directions

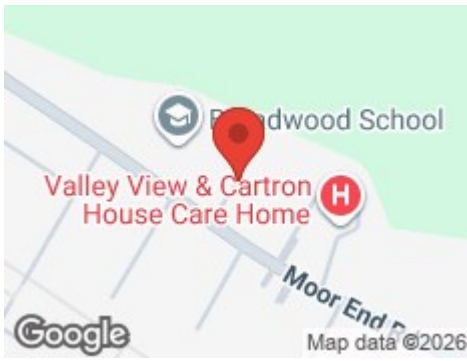
Please use post code HX2 0RU for sat nav directions.

### 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



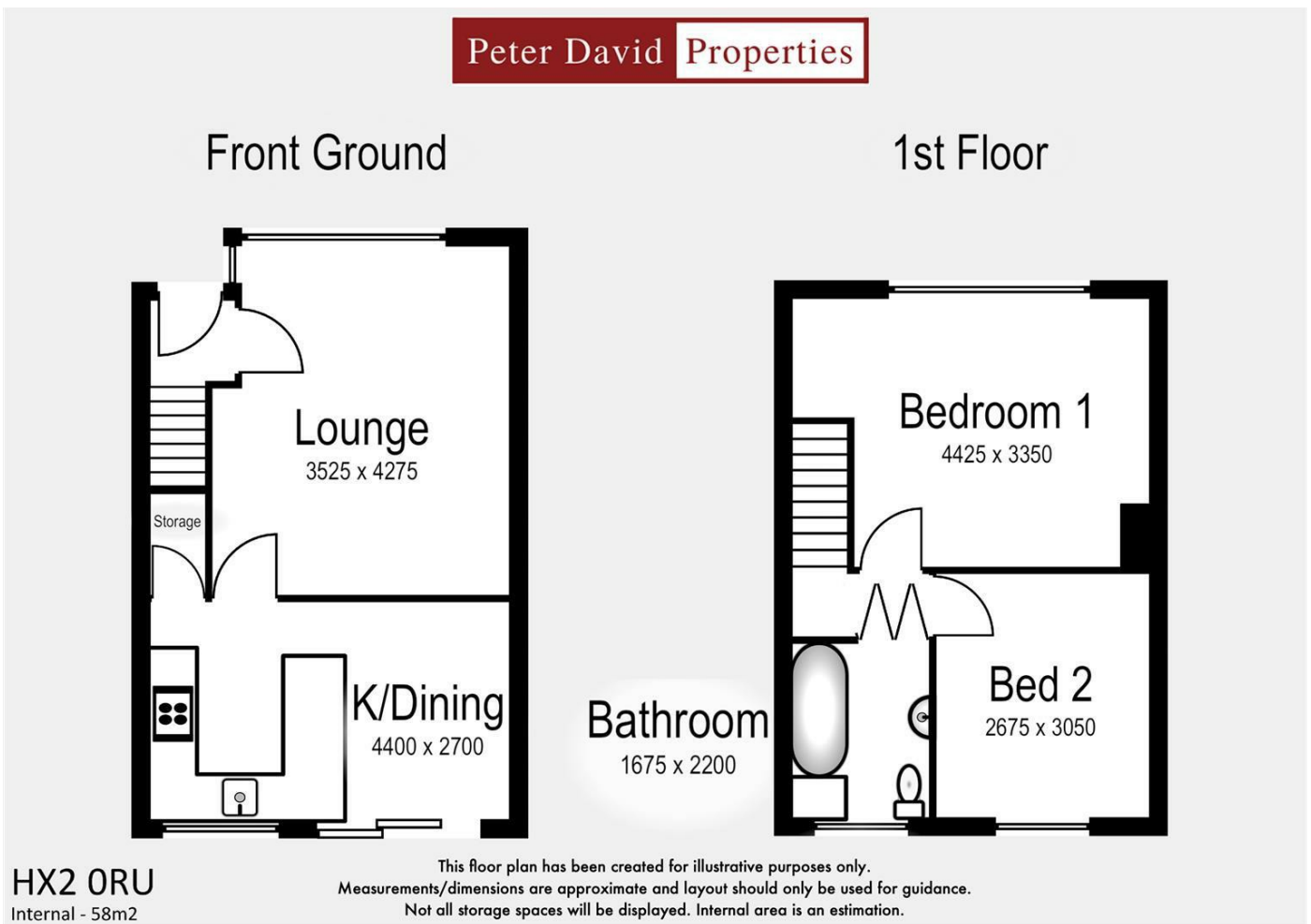
## Hybrid Map



## Terrain Map



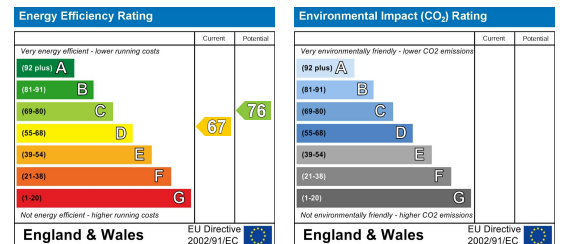
## Floor Plan



## 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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