Peter David Properties Ltd

Residential Sales and Lettings

Hough, Northowram

£240,000

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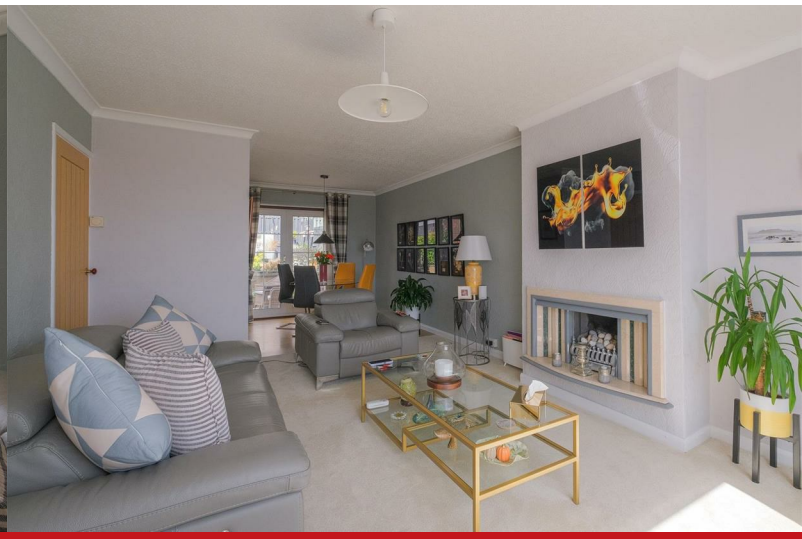


Nestled in the charming area of Hough, Halifax, this delightful three-bedroom townhouse presents an excellent opportunity for families and professionals alike. The property boasts a well-designed layout, featuring a welcoming reception room that serves as the perfect space for relaxation and entertaining guests.

The three spacious bedrooms offer ample room for rest and personalisation, making it an ideal home for those seeking comfort and tranquillity. The bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this property is the lovely gardens at both the front and rear, providing a serene outdoor space for gardening enthusiasts or simply enjoying the fresh air. Additionally, the inclusion of a garage adds practicality, offering secure parking and extra storage options.

Situated in a fantastic location, this townhouse benefits from easy access to local amenities, schools, and transport links, making it a prime choice for those looking to settle in a vibrant community. With its combination of space, convenience, and outdoor charm, this property is not to be missed, this townhouse in Hough is sure to impress.

- 3 BEDROOM SEMI DETACHED PROPERTY
- LOUNGE/ DINER
- KITCHEN
- 3 BEDROOMS
- SHOWER ROOM
- LARGE DRIVEWAY AND GARAGE
- FRONT AND REAR GARDENS
- CONVENIENT LOCATION
- EPC RATING D
- COUNCIL TAX BAND B

Accommodation

Entrance

Lounge/Diner
11'5" x 25'4" (3.5 x 7.73)

Kitchen
6'6" x 9'10" (2.0 x 3.0)

First Floor

Bedroom 1
8'10" x 12'1" (2.7 x 3.7)

Bedroom 2
8'10" x 9'6" (2.7 x 2.9)

Bedroom 3
6'0" x 8'8" (1.85 x 2.65)

Shower room
6'0" x 6'0" (1.85 x 1.85)

External
Gardens front and rear and driveway

Garage
8'4" x 18'4" (2.55 x 5.6)

Directions
Please use HX3 7BU

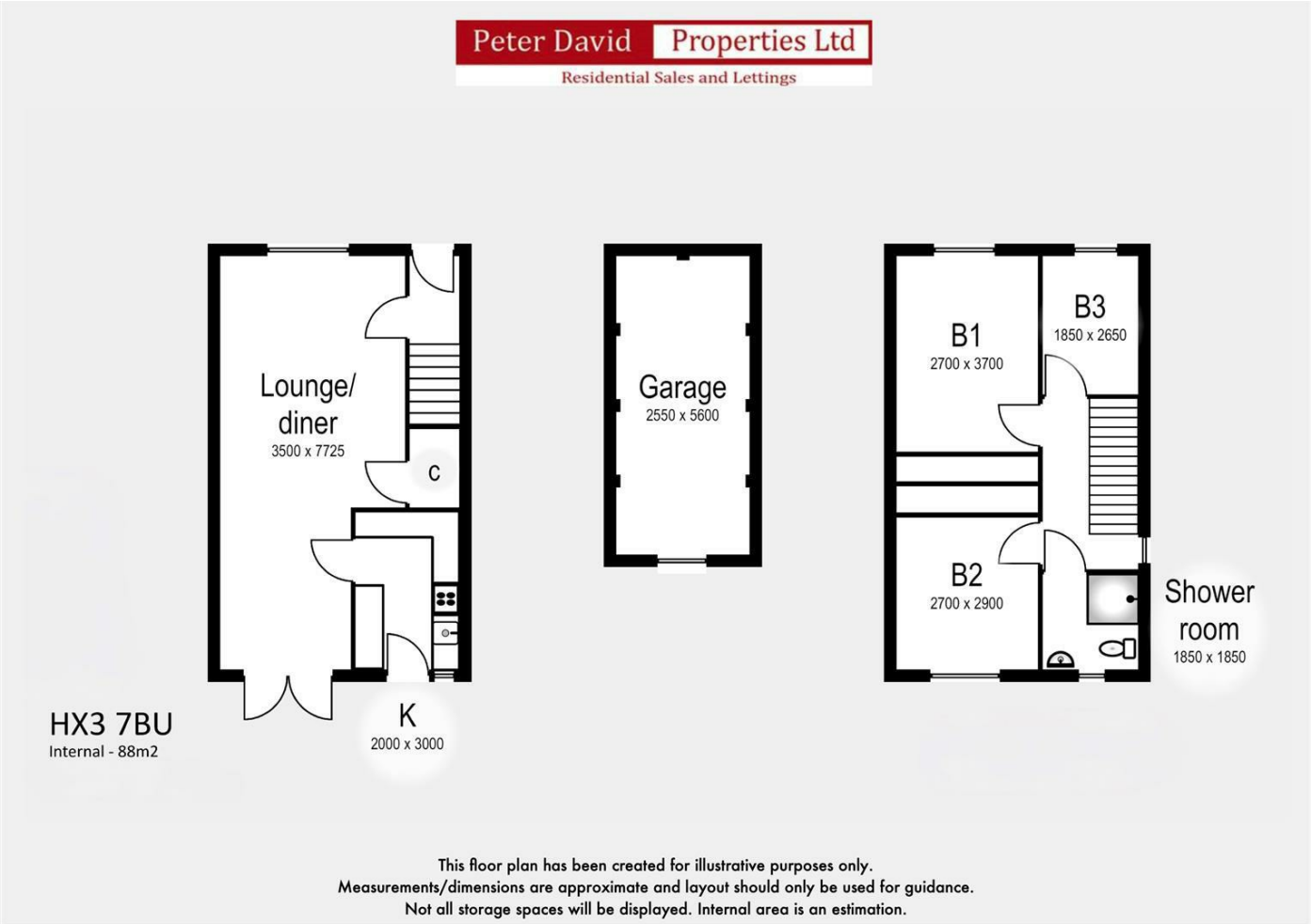
PLEASE NOTE
1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 inc VAT per buyer is payable when your offer is accepted. This 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

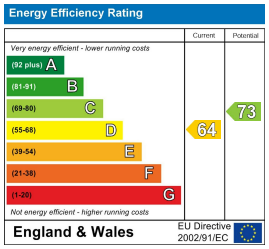
Floor Plan

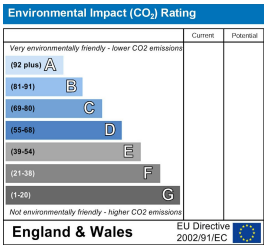


Viewing

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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