Peter David Properties Ltd

Residential Sales and Lettings

Park Dene Dewsbury Road

Elland, Halifax, HX5 9BG

Offers in the region of £165,000

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Entrance Hallway
Access to the property via PVCu door. Stairs rising to first floor accommodation. Access to living room.

Living Room
Spacious living room, with decorative brick and wood fireplace housing a gas fire. A large PVCu Window to front aspect providing plenty of natural light. Access to dining room.

Dining Room / Second Reception Room
A large second reception room, with wall mounted gas fire. PVCu window and door to rear aspect.

Kitchen
This kitchen is off the dining room and is in need of full renovation, having the potential to be extended into the dining room making an ideal family kitchen diner. The kitchen also benefits from a walk-in pantry.

Landing
Access to all bedrooms and house bathroom.

Bedroom One
Large double bedroom to the front of the property. PVCu window to front elevation.

Bedroom Two
To the rear of the property is a second double bedroom, with a wall mounted gas heater.PVCu window to rear elevation.

Bedroom Three
Single bedroom with PVCu window to front aspect.

House Bathroom
Fully tiled house bathroom, with carpeted flooring. Comprising of: a WC, a wash basin and a bath with an overhead electric shower and a glass screen. Benefiting from two large storage cupboards and a wall mounted gas fan heater. PVCu privacy window to rear elevation.

Exterior
To the rear of the property is an enclosed and paved yard. A tarmac driveway to the side of the property (with right of access) leads to a single detached garage which includes an inspection pit inside and off road parking for two cars. To the front of the property, is a paved patio area and an artificial lawn with an abundance of mature trees and shrubs.

Mortgages
We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Disclaimer
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

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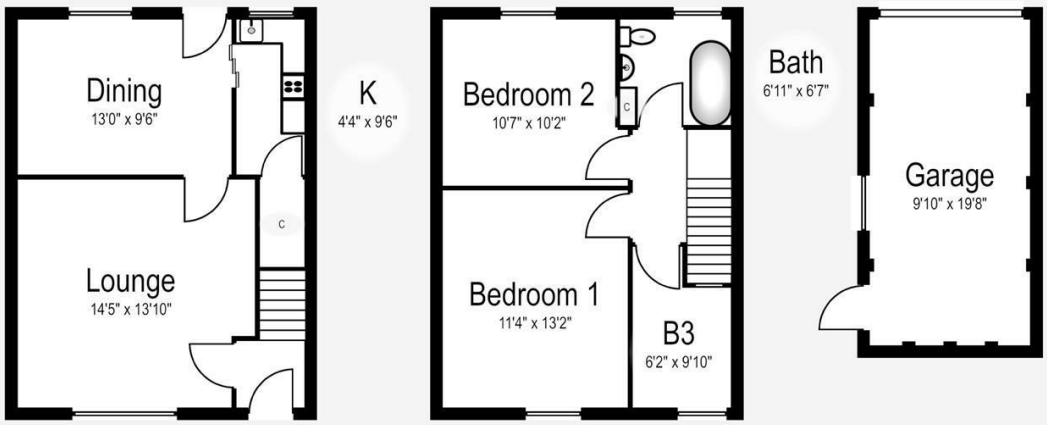


Front Ground

1st Floor

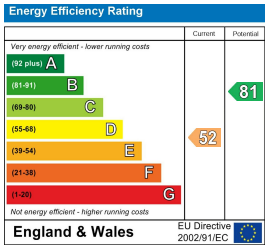
HX5 9BG
Internal - 1009ft2
External - 1180ft2
Overall - 20.61yd x 8.20yd

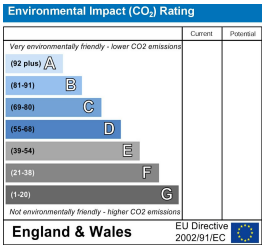
Measurements and layout for guidance only.
All storage spaces may not be displayed.

Viewing

Please contact us on 01484 817299 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.

5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

T: 01422 366948
E: halifax@peterdavid.co.uk

102 Commercial Street
Brighouse HD6 1AQ

T: 01484 719191
E: brighouse@peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road
Huddersfield HD3 3RG

T: 01484 719191
E: huddersfield@peterdavid.co.uk