Peter David Properties Ltd

Residential Sales and Lettings

43 Lower Edge Road

Elland, Halifax, HX5 9PL

Offers in the region of £200,000

3 1 2 D

43 Lower Edge Road

Elland, Halifax, HX5 9PL

Offers in the region of £200,000

Entrance Porch
Enter via a PVCu door with glass side panel into this useful porch. Having terracotta tiled flooring and a wood door with glass side panel into the hallway.

Hallway
A spacious hallway with stairs rising to the first floor accommodation. Access to all rooms.

Kitchen
To the rear of the property is the kitchen with terracotta tiled flooring. Comprising of wood matching wall and base units, laminate worksurfaces and tiled splashbacks. There is a free standing double electric oven with electric hob. A barn door leads through to a useful porch, having two free standing spaces for appliances, one with plumbing for a washing machine and a tiled worktop. UPVc door leads out to the drive.

Living Room
A spacious south facing living room with a stone effect fireplace housing a gas fire taking pride of place. A large PVCu window overlooks the front garden.

Dining Room
To the rear of the property is the dining room with a gas fire on a marble hearth and a large PVCu window to the rear aspect and those splendid views across to Halifax and Brighouse.

Landing
A landing with PVCu window to side elevation. Access to all bedrooms and house bathroom.

Bedroom One
A large double bedroom with PVCu window to front aspect.

Bedroom Two
A second double bedroom with PVCu window to rear aspect and those splendid views.

Bedroom Three
A single bedroom with PVCu window to front elevation.

Bathroom
A fully tiled bathroom with vinyl flooring. Comprising of WC, a wash basin and a bath. PVCu privacy window to front aspect.

Exterior
To the front is a SOUTH FACING gravelled three tiered garden with mature alpines, shrubs and a pond. A tarmac driveway (parking for four cars) leads to a single detached garage and a further large rear garden with a paved and gravelled patio area and a lower gravelled garden with 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.

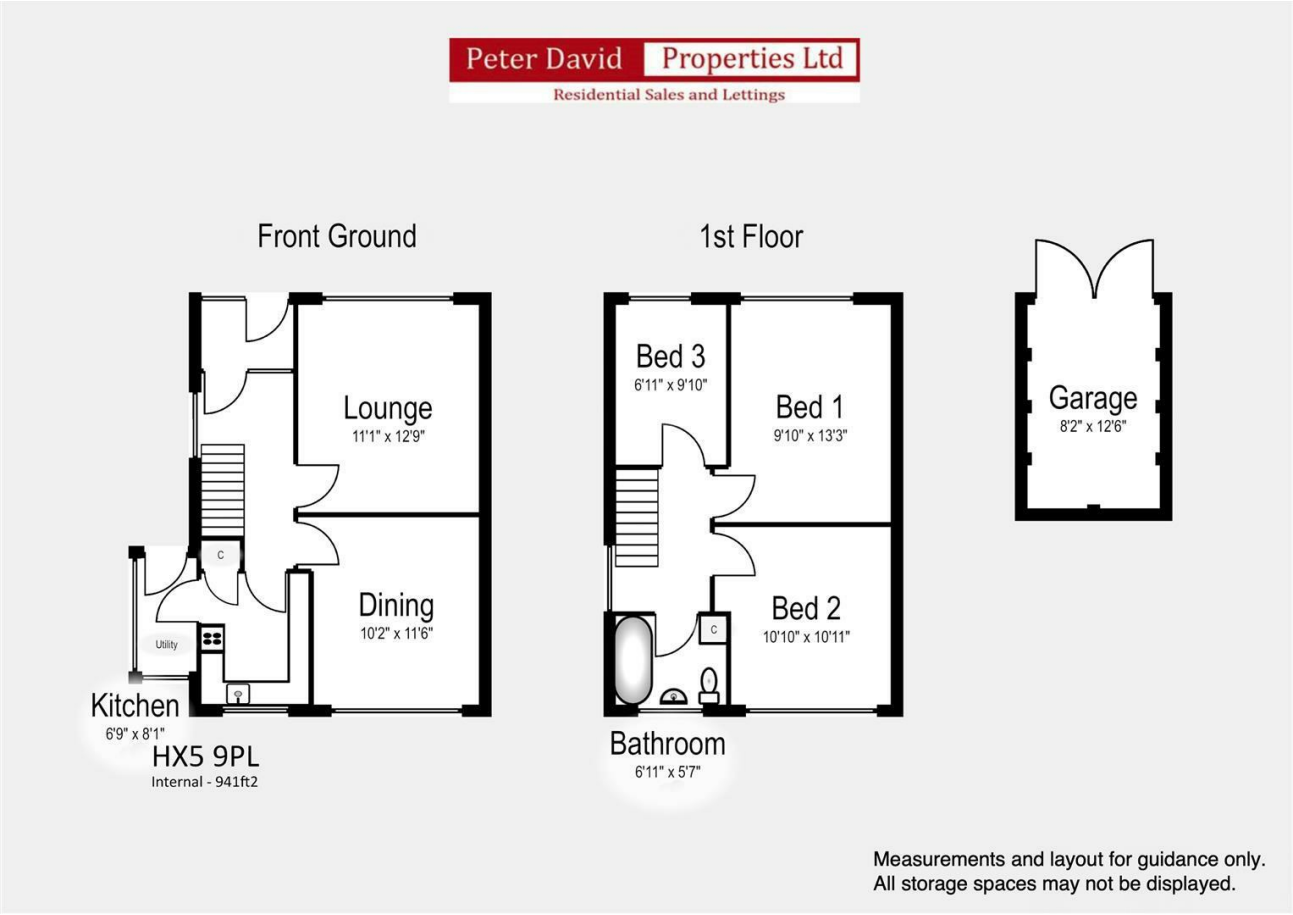
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Road Map

Hybrid Map

Terrain Map

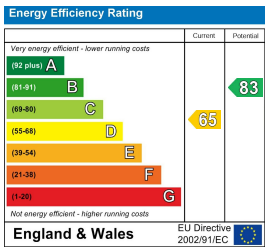
Floor Plan

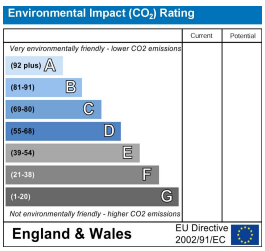


Viewing

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