Peter David Properties Ltd

Residential Sales and Lettings

24 Hullen Edge Road

Elland, Halifax, HX5 0QY

Offers in the region of £475,000

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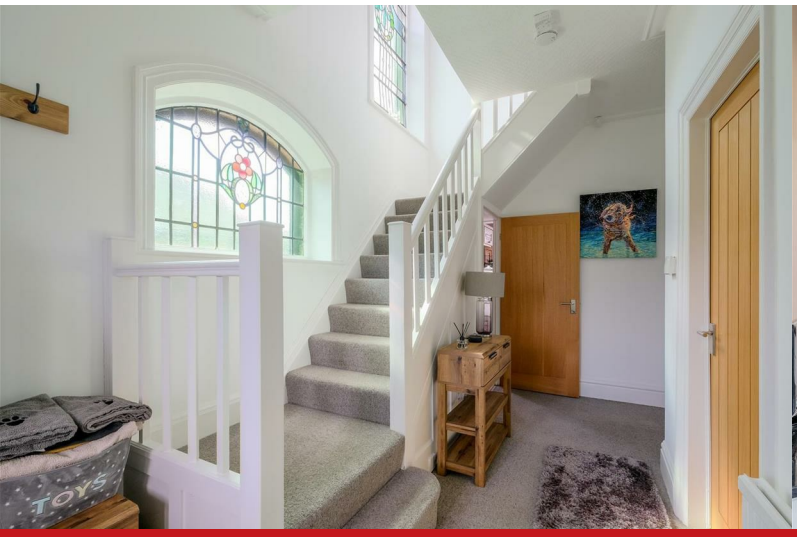

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Ground Floor -

Entrance Hallway
Enter this stunning property through a composite front door into the hallway. Providing access to the living room, dining room and kitchen via solid oak doors, the hallway features a neutral carpet throughout. Stairs rise to the first floor accommodation with a feature stained glass window to the side aspect.

Kitchen
A generous modern kitchen with cream woodern matching wall and base units, tiled flooring, granite work surfaces, tiled splash backs and a sunken stainless steel sink and drainer. Integrated appliances comprise of: a Rangemaster with a five ring gas hob, an extractor fan, a dishwasher, a fridge freezer and an eye level microwave. A large PVCu window to the rear aspect and two PVCu windows to the side provides an abundance of natural light. Benefiting from a two seater breakfast bar with granite worktops and under counter storage. Access to the cellar.

Dining Room
A second reception room currently utilised as a dining room which provides many original features such as high ceilings and cornices. The room features a marble fireplace with wood surround and marble hearth housing a modern gas fire. This room could be used to serve a variety of purposes. PVCu picture window to the rear aspect with splendid views over to Greetland.

Living Room
A light and spacious living room with a large PVCu bay window to the front aspect allowing plenty of natural light to flow in. The room features a cream stone fireplace with a black marble hearth and inglenook log burner.

Second Floor -

Landing
An impressive landing with neutral carpet flowing throughout the first floor. A feature stained glass window to the side aspect and a feature archway. Access to all bedrooms and a house bathroom.

Master Bedroom
A luxurious and spacious master bedroom suite with fitted wardrobes to one wall and a large PVCu window to the front elevation offering views over Blackley.

Bedroom Two
A generously sized second double bedroom with a PVCu window overlooking the rear garden providing an abundance of natural light.

Bedroom Three
A third double bedroom with a large PVCu window to the front aspect.

Bedroom Four
A fourth bedroom with a PVCu window overlooking the rear garden.

House Bathroom
A modern fully tiled house bathroom with grey carpet. Comprising of: a WC, a wash basin, a bath with overhead rain head shower benefiting from a further handheld shower, glass screen and an illuminated mirror. There are two PVCu privacy windows to the side aspect.

Exterior
Sitting on a large plot, this property boasts extensive gardens to both the front and rear. To the rear of the property is a large lawn with mature shrubs and

herbaceous borders offering a private and relaxing space to entertain. There is an additional tarmacked patio area. A large, tarmacked driveway leads from the front gates (offering parking for 6 cars) to a detached single garage with access to the rear of the property and cellar. To the front of the property is a large lawn surrounded by manicured shrubs and perennial plants. The property also benefits from a CCTV system.

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

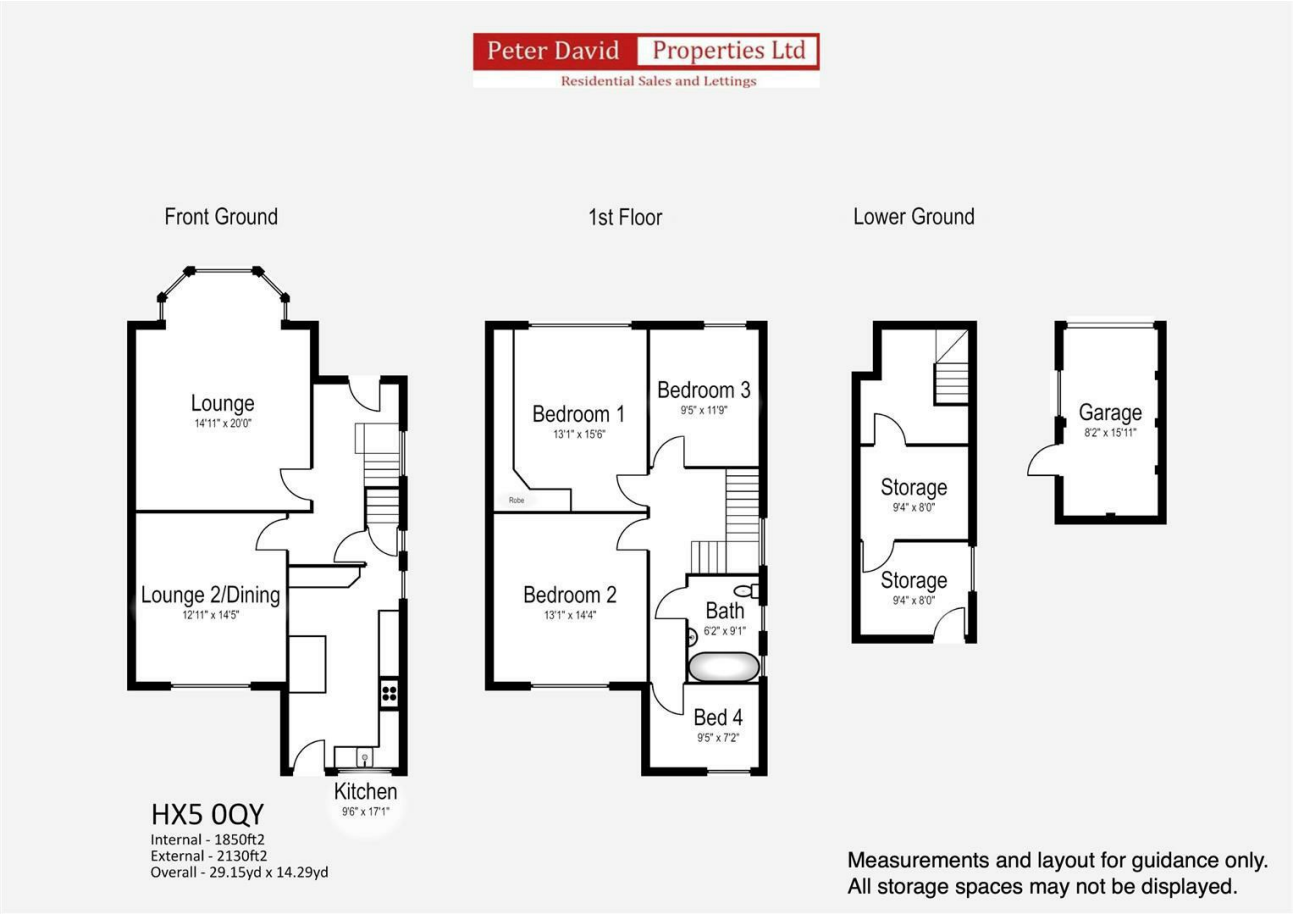
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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

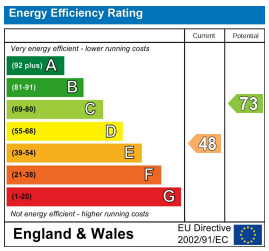
Floor Plan

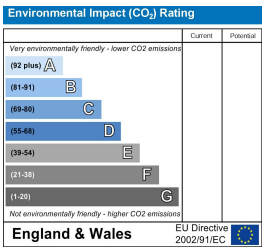


Viewing

Please contact us on 01484 817299 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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