

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 6 Common Road

Elland, HX5 9PB

Price guide £144,950



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## Living Room

Enter directly into a large Living room through PVCu door. Featuring characterful beams and Log Burning stove with stone surround. This room has spectacular views across the Calderdale valley from two feature windows to the front and window to the rear elevation. Also benefiting from a built in shelving unit and ceiling rose lighting. Stairs lead down to the kitchen and stairs rise to the first floor.

## Kitchen

A spacious kitchen with high gloss matching wall and base units and solid wood worktops A solid stone floor compliments this area. Comprising: Delonghi six ring range with stainless steel splash-back, extractor fan, fridge freezer. inset stainless steel sink and drainer. There is large under stairs storage room housing the boiler and a large walk in Pantry room. Patio doors lead out onto the decking.

## Landing

Access to second floor accommodation and loft hatch. PVCu window to rear elevation.

## Bedroom One

A large double bedroom with PVCu window to front elevation.

## Bedroom Two

A second double bedroom benefiting from a built in shelving unit. PVCu window to rear elevation.

## Bathroom

A partially tiled bathroom with matching three piece suite comprising: Bath with over head shower. WC and hand basin. Vinyl tiled flooring. PVCu window to the side elevation.

## Exterior

Externally the property benefits from spectacular views across the valley. To the front of the property a small patio area and to the rear a tiered garden with decking and patio area.

## 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



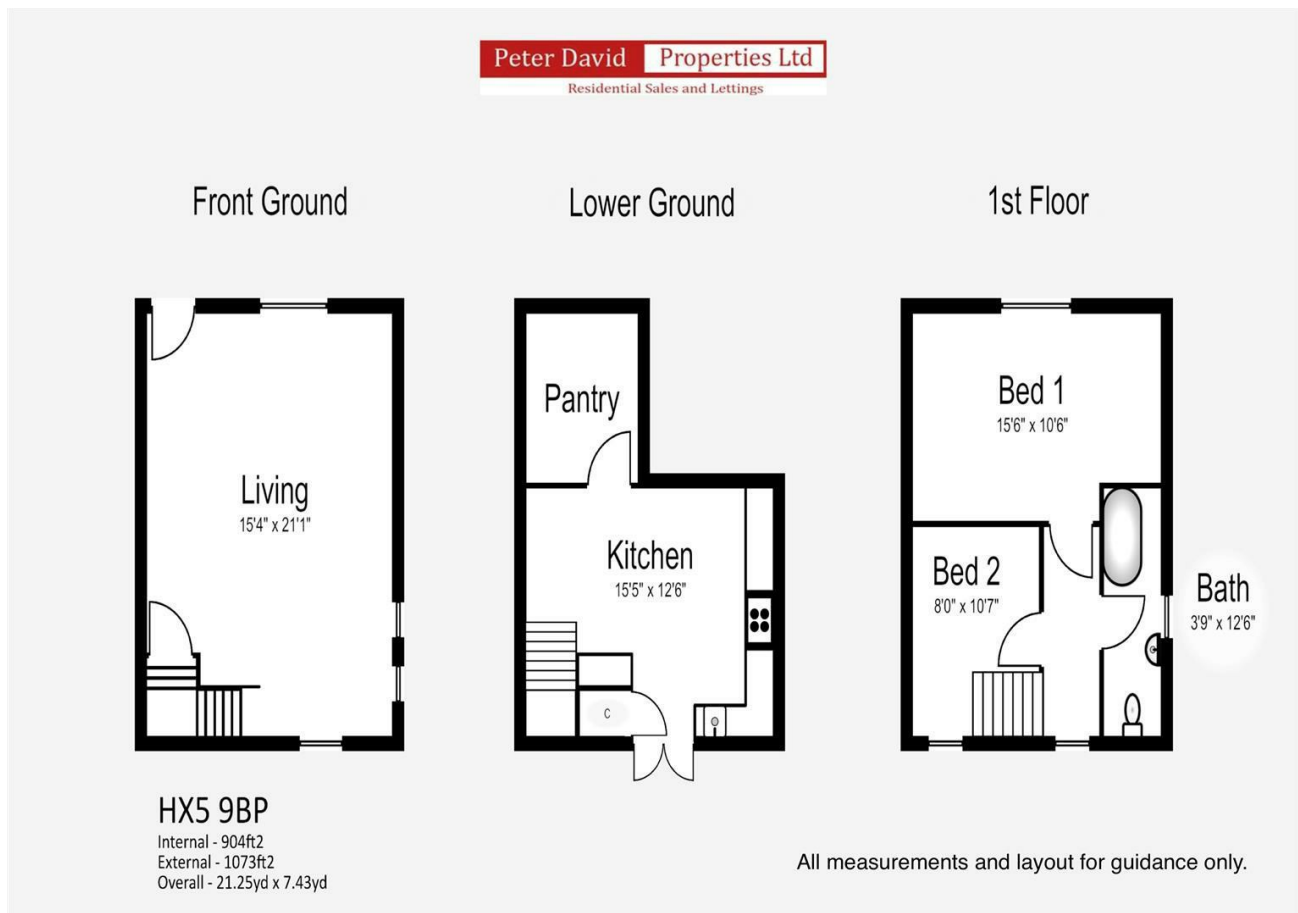
## Hybrid Map



## Terrain Map



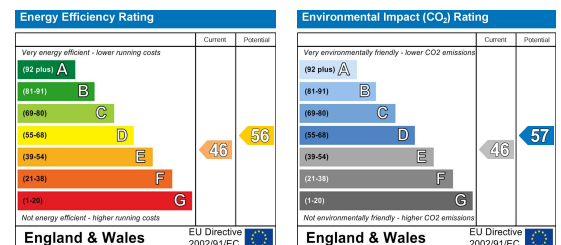
## Floor Plan



## 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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