

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 102 Savile Road

Elland, Halifax, HX5 0NU

Offers in the region of £200,000



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## Entrance Hallway

Enter the property via a composite door into the hallway with laminate flooring. Access to kitchen/diner, living room and ground floor WC. Stairs rise to first floor accommodation.

## Ground floor WC

A useful groundfloor WC with laminate flooring. Comprising of: WC and wash basin with tiled splashback. Benefiting from a chrome towel rail.

## Kitchen/Diner

A spacious kitchen/diner with laminate flooring, cream matching wall and base units, laminate worksurfaces and tiled splashbacks. Integrated appliances comprise of: an electric oven, a gas hob, an extractor, a dishwasher and a stainless steel sink and drainer under a PVCu window to the front aspect. There are two free standing spaces for appliances, one with plumbing for a washing machine and one for an American fridge/freezer. There is ample space for a dining table.

## Living Room

To the rear of the property is the living room with a PVCu window and PVCu bi-folding doors to the rear garden.

## Landing

A spacious landing with a large storage cupboard housing the boiler and partially boarded loft access. Access to all bedrooms and house bathroom.

## Bedroom One

To the front is a large double bedroom bedroom with PVCu window to front aspect. Access to en-suite.

## En-Suite

A partially tiled en-suite with vinyl flooring. Comprising of WC, wash basin and corner shower unit with glass sliding door. Benefiting from a chrome towel rail and PVCu privacy window to front elevation.

## Bedroom Two

To the rear is a second double bedroom with PVCu window to rear elevation.

## Bedroom Three

A third double bedroom with PVCu window to rear.

## House Bathroom

A partially tiled house bathroom with vinyl flooring, WC, wash basin and a bath with an overhead shower and glass screen

## Exterior

To the rear of the property is a private and enclosed garden with a paved patio area and an artificial lawn. To the front is a paved and gravelled space and off-road parking for two cars. Benefiting from an electric charge point.

## 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



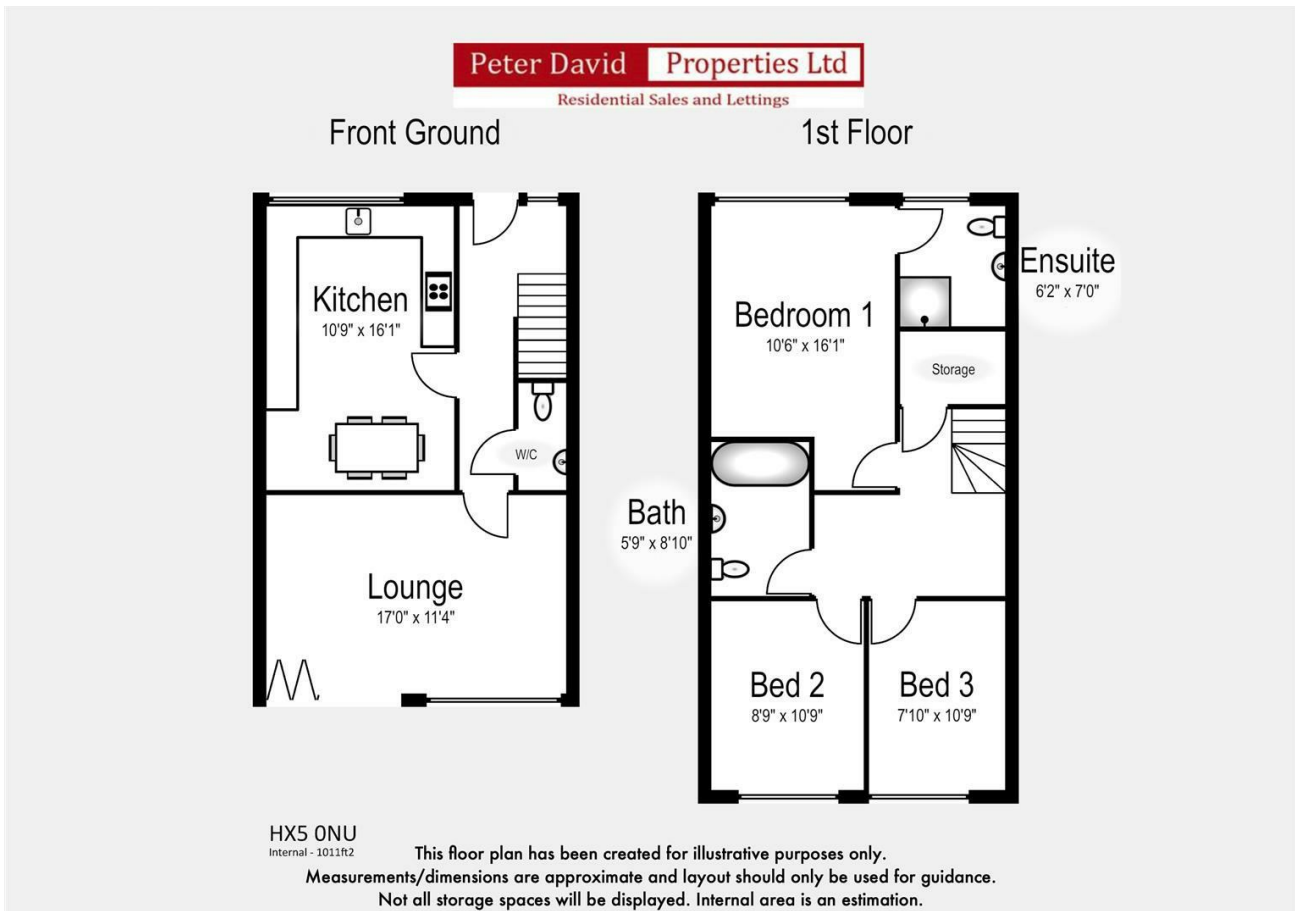
## Hybrid Map



## Terrain Map



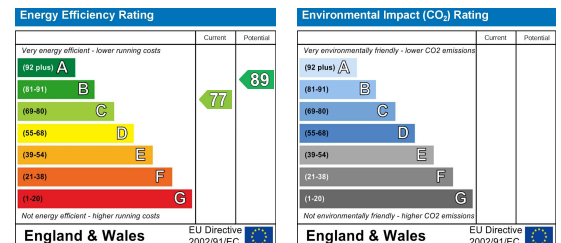
## Floor Plan



## 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.

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