



53 South Parade

Elland, Halifax, HX5 0NR

Offers in the region of £220,000



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Entrance Porch

PVCu double doors welcome you into a charming red brick porchway, adorned with tiled flooring. Stepping through a hardwood door leads you to the entrance hallway.

Entrance Hallway

The hallway provides seamless access to all the rooms within the residence. There is a neutral carpet and the added benefit of a floor to ceiling storage cupboard.

Kitchen

A modern kitchen comprising cream matching wall and base units complemented by tiled splash-backs and wood-effect laminate work surfaces. Underfoot, wood-effect linoleum flooring enhances the ambiance, while a window to the front aspect floods the room with natural light. Integrated appliances include a stainless steel 1.5 sink and drainer, an electric oven, a gas hob, and an extractor fan. Additionally, three additional spaces for freestanding appliances offer additional convenience.

Living/Dining Room

A spacious living/dining room with floor-to-ceiling patio doors and windows to the front aspect flooding the room with sunlight. This bright and airy space offers a delightful outlook onto the front garden.

Bedroom One

A generously sized double bedroom set to the rear of the property.

Bedroom Two

A second double bedroom set to the rear of the property.

House Bathroom

The house bathroom comprises; a concealed cistern WC, a wash basin, a shower cubicle with glass doors and plenty of storage space. There is a PVCu privacy window to the side aspect.

Exterior

The property boasts a large plot with a front and rear south-facing garden. There is a tarmac driveway with parking for four cars, an artificial lawn and an array of mature trees and shrubs. A patio area to the side aspect provides access to the SOUTH FACING REAR GARDEN. While the garden presents a blank canvas, a touch of landscaping could transform it into a stunning outdoor retreat, perfectly tailored to your preferences and lifestyle. To the rear garden is a shed, a greenhouse and an outdoor plug socket.

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



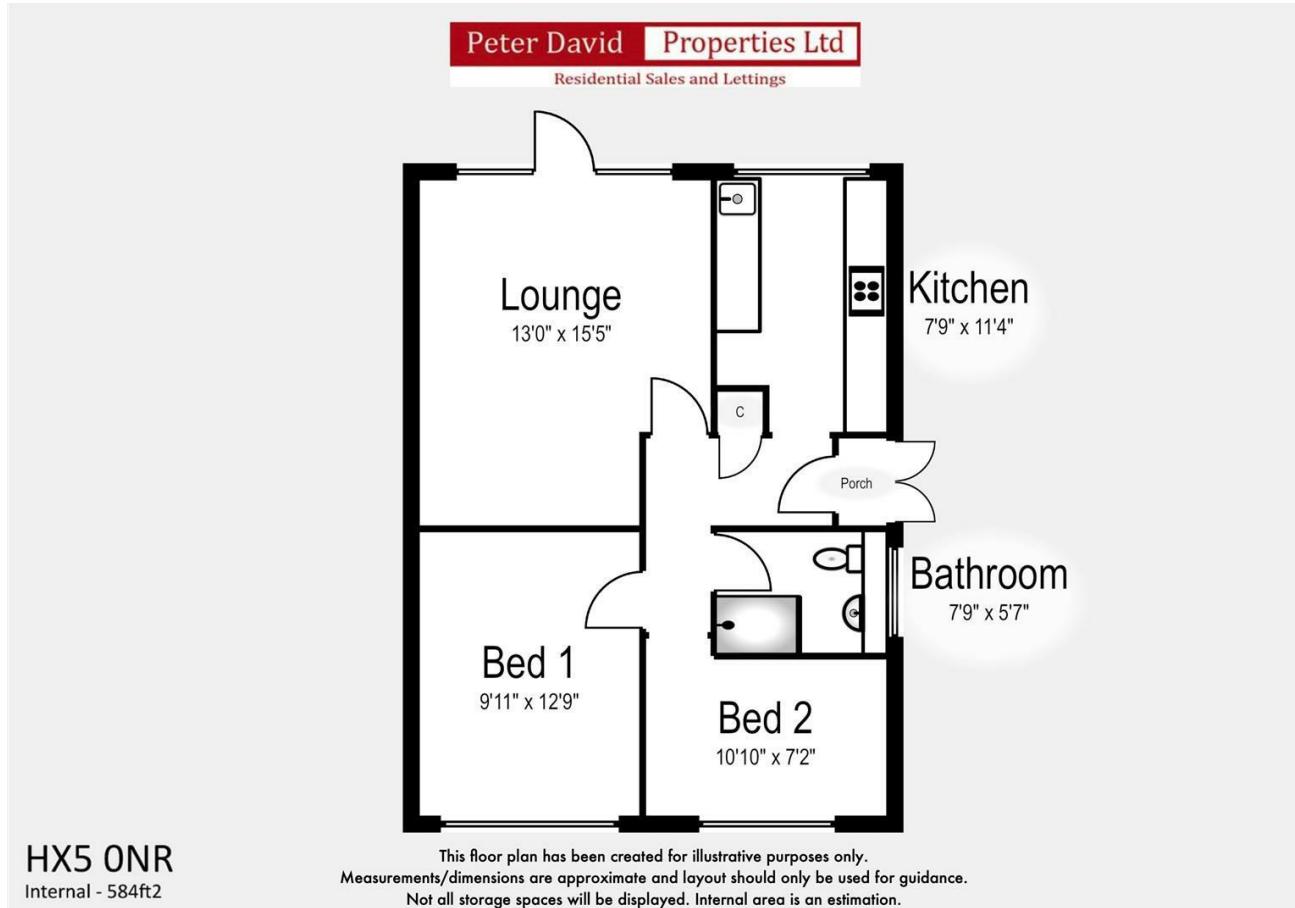
Hybrid Map



Terrain Map



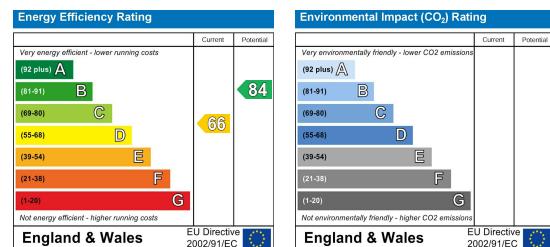
Floor Plan



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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