Peter David Properties Ltd

Residential Sales and Lettings

1 Bankfield Gardens

Southowram, Halifax, HX3 9NT

Offers in the region of £189,950

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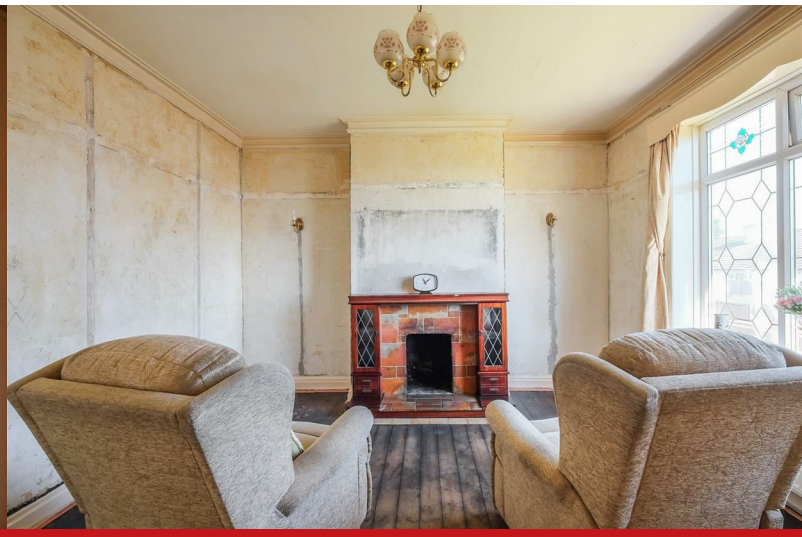

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Entance Vestibule
Enter the property via a PVCu door into this useful entrance vestibule. An internal door leads through to the living room.

Living Room
The living room is generously proportioned and has a PVCu window to the front aspect which floods the room with natural light.

Kitchen/Diner
To the rear of the property is a brand new U-shaped kitchen with wood effect laminate flooring, matching cream shaker style wall and base units and laminate worksurfaces. Integrated appliances comprise of: an electric oven, a gas hob, an extractor, a washing machine and a 1.5 stainless steel sink and drainer under a large PVCu window overlooking the rear garden. There is ample space for a dining table. PVCu door leads to the side aspect.

Bedroom One
A spacious double bedroom with PVCu to the front aspect.

Bedroom Two
A second double bedroom with PVCu window to rear aspect

Attic Room
Stairs rise to the Attic room with solid wood flooring and benefiting from a Velux window. This room would make an ideal third bedroom or office space.

House Bathroom
A fully tiled wet room comprising of: a WC, a wash basin and a shower. Benefiting from a chrome towel rail and a PVCu privacy window to the rear aspect.

Exterior
Set on a generous plot this property enjoys gardens to both the front and rear. To the front there is beautiful lawn with herbaceous boarders. A paved driveway with off-road parking for one car leading up to a single detached garage. To the rear there is a private and enclosed garden with a lawn and an abundance of 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.

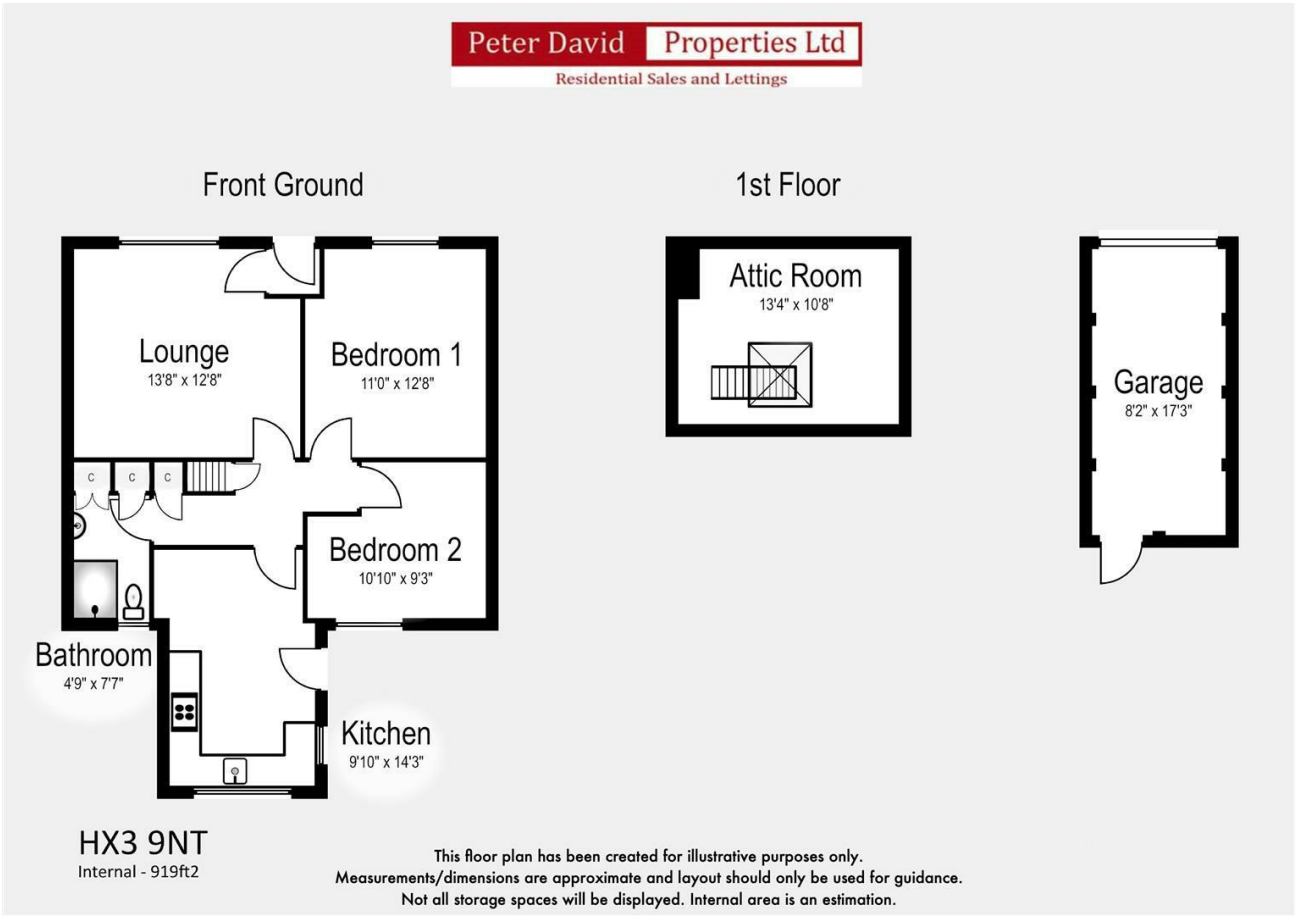
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR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

Road Map

Hybrid Map

Terrain Map

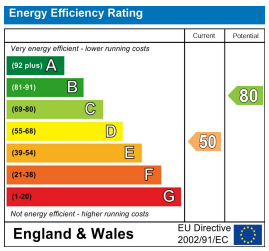
Floor Plan

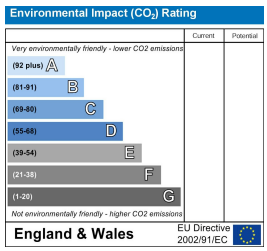


Viewing

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.

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