Peter David Properties Ltd

Residential Sales and Lettings

1 Briar Close

Elland, Halifax, HX5 0NT

Offers in the region of £185,000

2 1 1 D

1 Briar Close

Elland, Halifax, HX5 0NT

Offers in the region of £185,000

Entrance Hallway
Enter the property via a PVCu side door into an L-shaped entrance hallway. The hallway boasts a large to floor-ceiling storage cupboard and provides access to all rooms.

Kitchen
This kitchen comprises cream matching wall and base units, laminate work surfaces, tiled splash-backs and a stainless steel sink and drainer. Integrated appliances comprise of a gas oven, a gas hob and an extractor fan. There are two free standing spaces for additional appliances one of which has plumbing for a washing machine. A PVCu window to the front aspect overlooks a well manicured lawn and herbaceous borders.

Living Room
The living room is flooded with natural light from the large PVCu window.

Bedroom One
A spacious double bedroom with a PVCu window to the rear aspect.

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

Bathroom
A partially tiled house bathroom comprising of: a WC, a wash basin and a bath. PVCu privacy window to the side aspect.

Exterior
The property sits on a substantial corner plot with surrounding gardens to three sides. To the rear there is large lawn and a driveway (providing off road parking for one cars) leading to a single detached garage with an up and over door. To the front of the property is a well manicured lawn and herbaceous borders which wraps around to the rear/other side aspect. The true size of the plot means there is potential to extend the property to create additional living space.

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

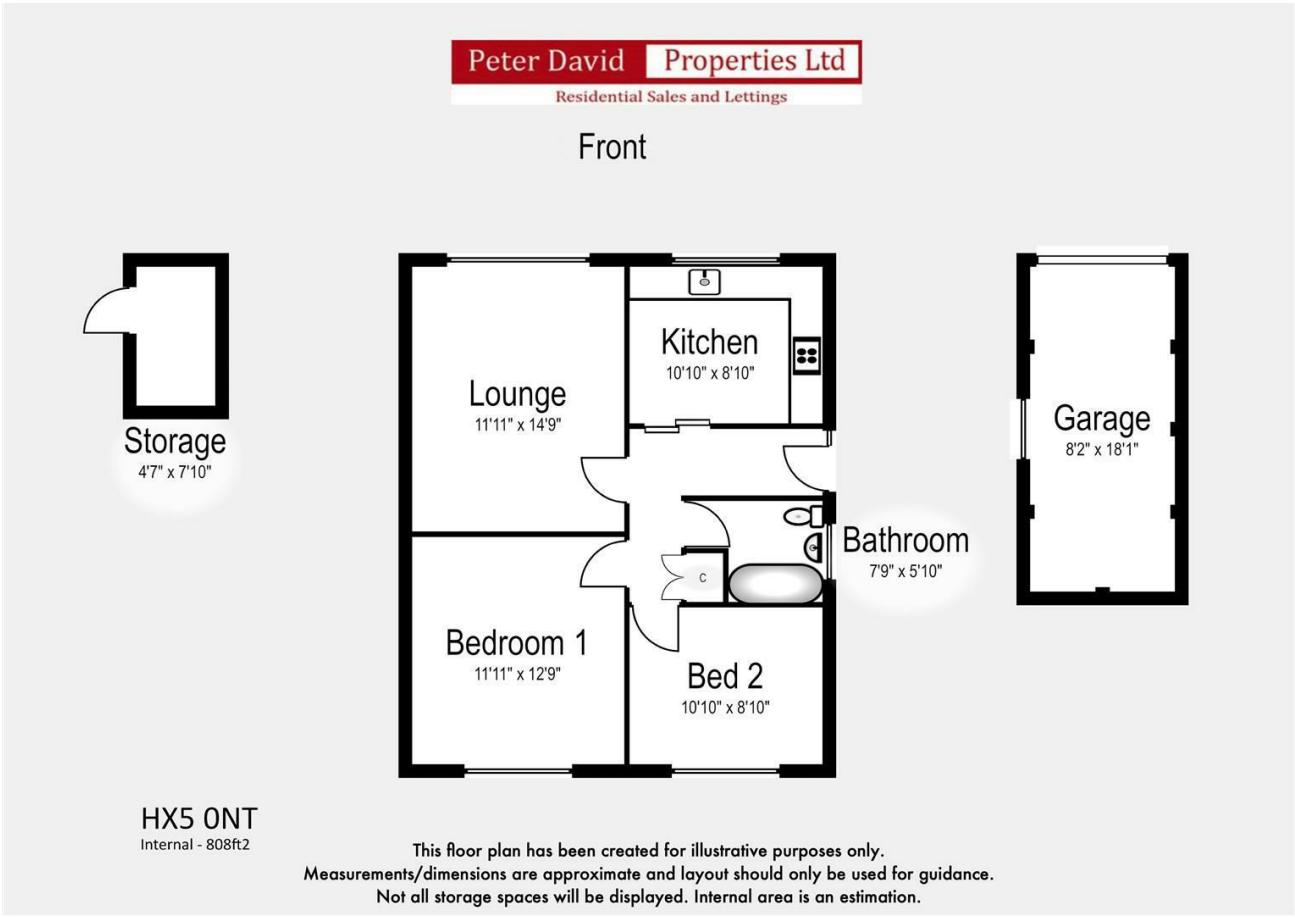
reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER 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

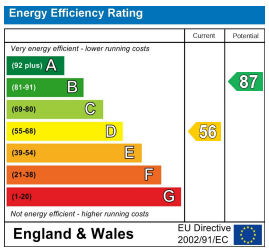
Floor Plan

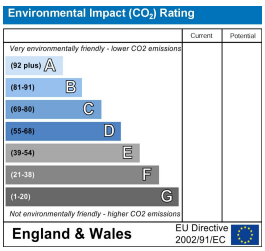


Viewing

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.

5c The Craggs Country Business Park
New Road, Cragg Vale
Hebden Bridge, HX7 5TT

T: 01422 366948
E: halifax@peterdavid.co.uk

102 Commercial Street
Brighouse HD6 1AQ

T: 01484 719191
E: brighouse@peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

213 Halifax Road
Huddersfield HD3 3RG

T: 01484 719191
E: huddersfield@peterdavid.co.uk