



61 Caldercroft

Halifax, HX5 9AY

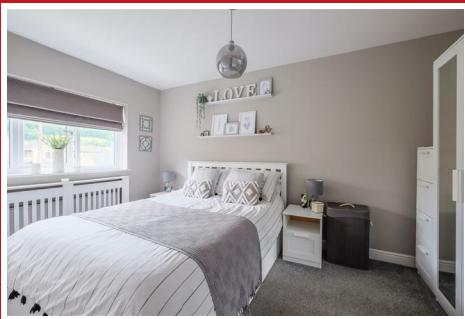
£250,000



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Elland, Halifax, HX5 9AY

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Offered to the market is this WELL-PRESENTED three bedroom semi-detached property, finished to a HIGH STANDARD throughout. The property benefits from a VERSATILE SUMMER HOUSE, which offers a home office, treatment room or snug. Internally, the property comprises: an entrance hallway, a living room, a kitchen diner, three bedrooms and a bathroom. There is a DRIVEWAY providing off-road parking, and GARDENS to the front and rear. The property is located in Elland, which is within close proximity of Halifax and Brighouse and the amenities within. With easy access to the M62 network. Internal viewings are recommended - book yours today!

This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway.

Entrance Hallway

A neutrally decorated entrance hallway with access to the living room.

Living Room

A light living room with an open arch to the kitchen diner and a window to the front aspect.

Kitchen Diner

A modern kitchen diner with white wall and base units, display cabinets with lighting and white metro-tiled splashbacks. Featuring integral appliances, including: a dishwasher, a fridge freezer, a large range oven with hob, and an inset sink and drainer. There is ample room to dine, a spotlight ceiling and patio doors providing external access to the rear garden.

Landing

Window to the side elevation and a useful storage cupboard.

Bedroom One

A double bedroom with a window to the front elevation.

Bedroom Two

A double bedroom with a window to the rear elevation.

Bedroom Three

A single room with a window to the front elevation.

Bathroom

This modern bathroom has tiled walls and flooring and a three piece suite, comprising: a WC, a hand basin and a bath with an overhead shower. With wall mounted fixtures and a window to the rear elevation.

Exterior

The property benefits from a large driveway to the front and side, offering off-road parking for several cars. There is a low maintenance garden to the front, featuring both a patio and lawn. To the rear of the property there is a low maintenance garden featuring decking and lawn. There is a summer house, currently used as a snug but which offers the perfect working from home space.

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Directions

For Satnav please use the postcode HX5 9AY

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs.

Kate, the founder of KB Mortgage Services, 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



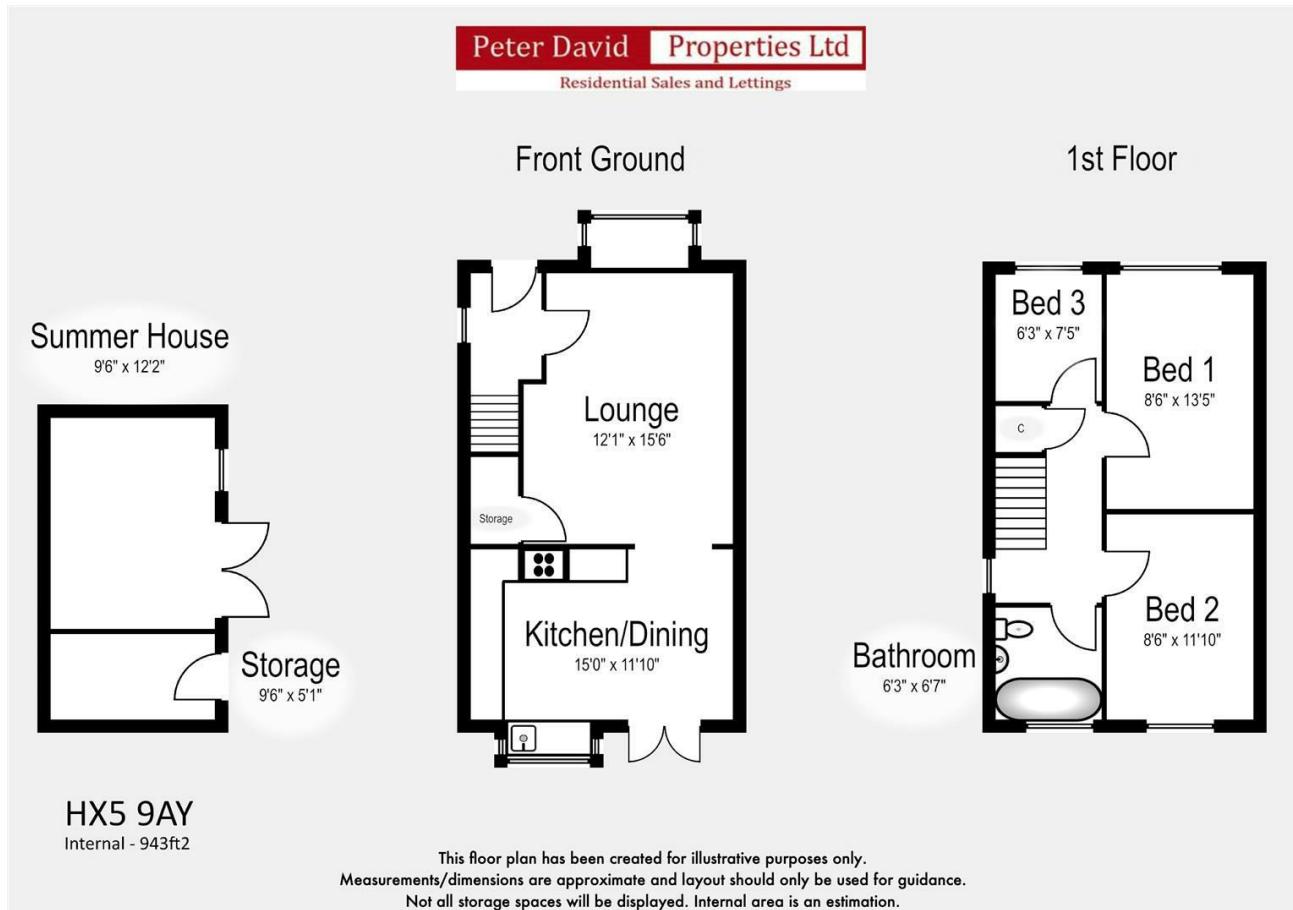
Hybrid Map



Terrain Map



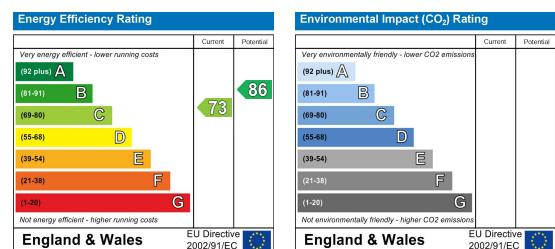
Floor Plan



Viewing

Please contact us on 01484 719191 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.