Peter David Properties Ltd

Residential Sales and Lettings

81 Whitwell Green Lane

Elland, HX5 9EG

£220,000

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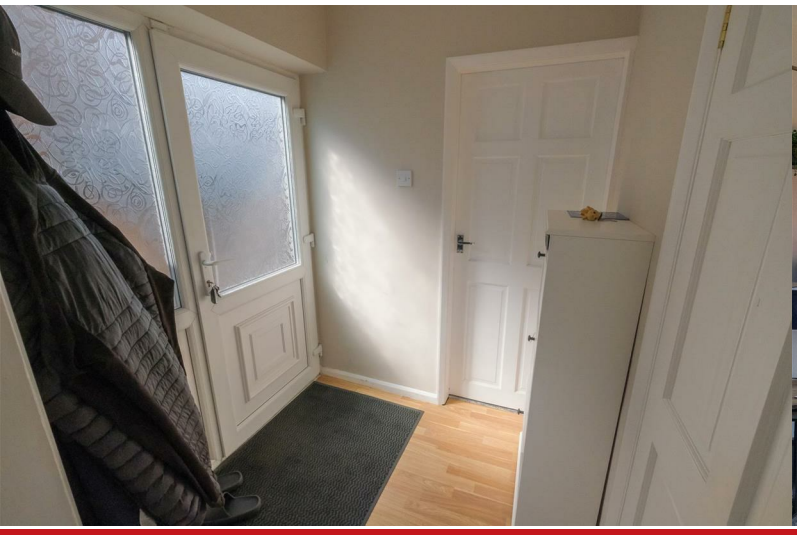

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, Elland, HX5 9EG

£220,000

Peter David Properties are pleased to present to the market this three bedroom semi detached property, situated in Elland. The property benefits from good transport links into Halifax and Huddersfield, including motorway access, and easy access to local amenities and good local schools. The property is modern, spacious and well presented throughout, briefly comprising: an entrance hallway, living room, kitchen diner, downstairs WC, three bedrooms, and a house bathroom. Externally to the front of the property is a large driveway, a stone paved area and a good sized outbuilding. To the rear of the property is an enclosed garden, benefitting from a large shed. Contact Peter David Properties to arrange your viewing 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
Providing access to the ground floor accommodation.

Living Room
A spacious living room, with a modern 3D feature wall and a large window to the front aspect, allowing lots of natural light into the room. Providing access to the kitchen diner.

Kitchen Diner
The open plan kitchen diner is fitted with cream wall and base units, quartz laminate worktop, stainless steel sink and drainer and tiled splashbacks. The kitchen has a double integral oven, gas hob, extractor fan and space for freestanding appliances. The kitchen benefits from space to dine. With a window to the rear aspect and French doors leading to the rear garden; also providing access to the living room and a staircase to the first floor accommodation.

Downstairs WC
A downstairs WC, comprising: a WC and hand basin.

Landing
Providing access to first floor accommodation.

Bedroom One
A large double bedroom, with a window to the front elevation.

Bedroom Two
A second double bedroom, with a window to the front elevation.

Bedroom Three
A single bedroom, that is currently used as an office. With a window to the front elevation.

Bathroom
A fully tiled bathroom, comprising: a WC, hand basin and p shaped bath with a shower head. With a frosted window to the rear elevation.

Storage Cupboard
A spacious storage room, holding the housing boiler.

External
Externally, the property offers generous space. To the front of the property is a large driveway, a stone paved area and an outbuilding. To the rear of the property, is an enclosed garden, with a stone paved area, gravelled area and a shed.

Outbuilding

Accessed from the front and rear of the property, is a good sized outbuilding. This multi purpose room, could be used as a storage room, home office, gym, etc.

Viewings

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

Directions

For Satnav please use the postcode HX5 9EG.

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

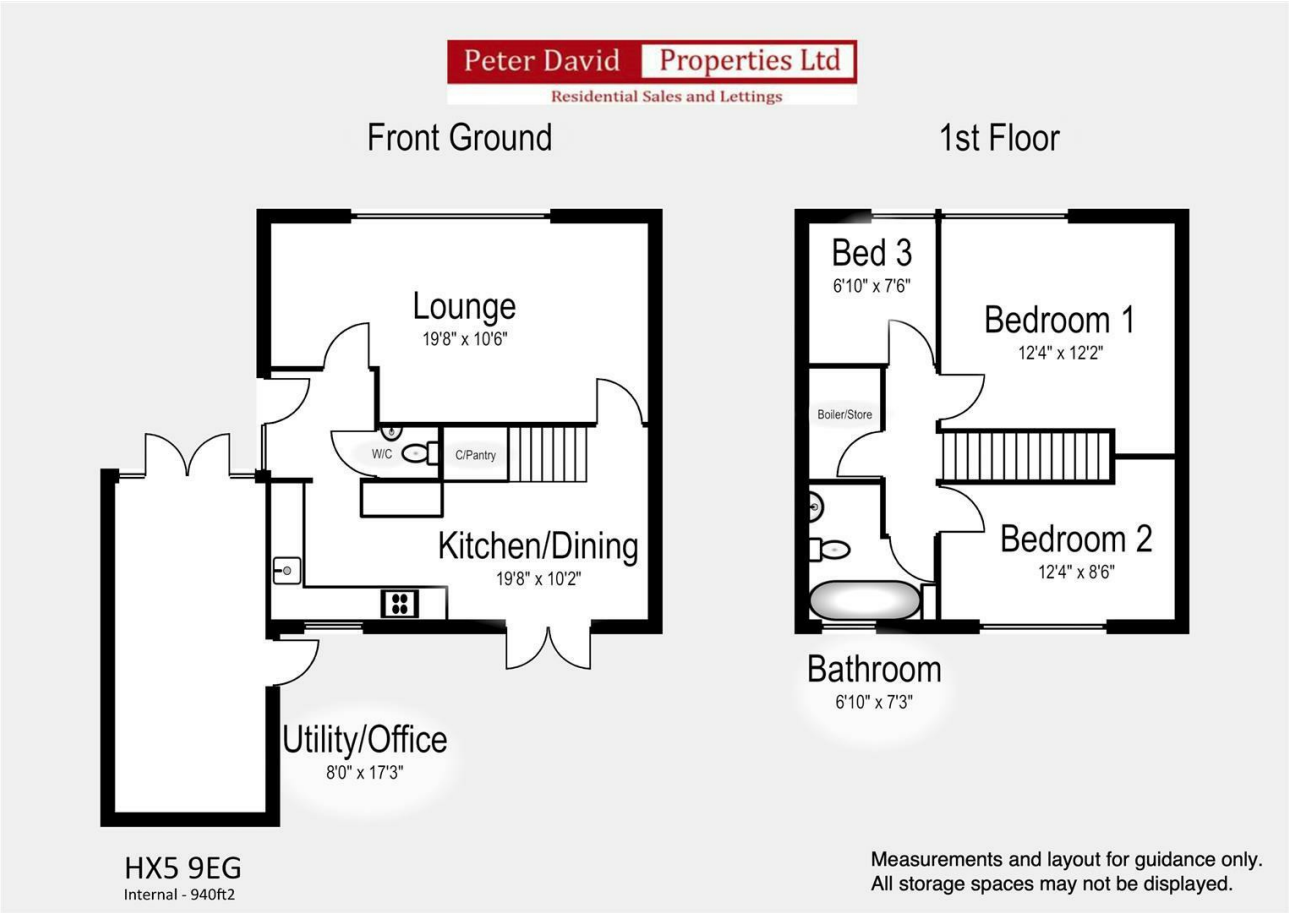
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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

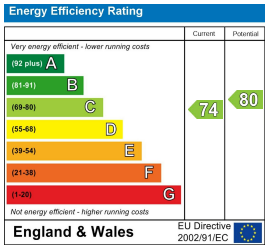
Floor Plan

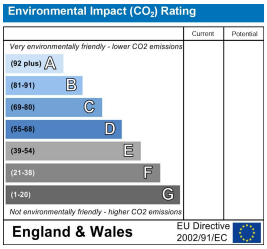


Viewing

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.