

Peter David

Properties Ltd

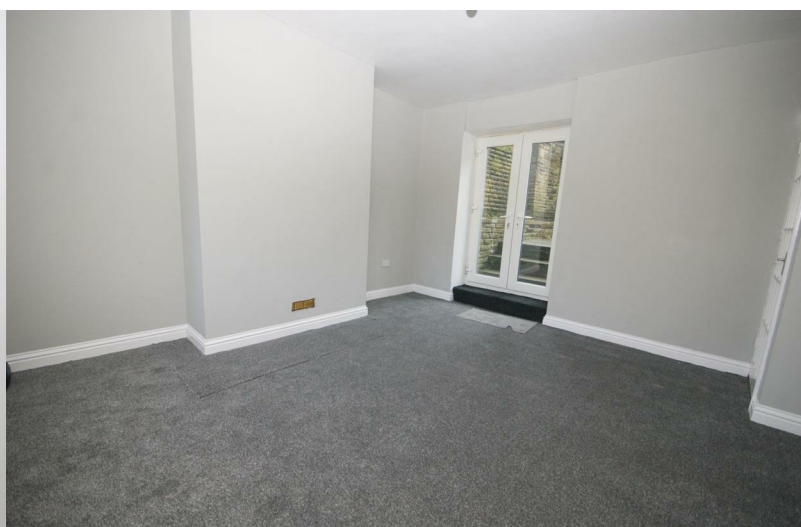
Residential Sales and Lettings



401 Halifax Road

Hove Edge, Brighouse, HD6 2PD

£94,950



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**** PERFECT FOR FIRST TIME BUYERS OR INVESTORS ****

Peter David Properties are pleased to present to the open market with NO UPWARD CHAIN, this two bedroom through terrace property, located in the convenient location of Hove Edge. The property is WITHIN EASY REACH OF BRIGHOUSE TOWN CENTRE, close to local transport routes, and within walking distance of good schools. Internally comprising: an entrance hallway, a living room, a utility, a kitchen, two bedrooms, and a house bathroom. Externally the property has a good size patio garden to the rear, and a small yard to the front. Contact Peter David Properties to arrange a viewing today.

Entrance Hallway

4'01 x 3'05 (1.24m x 1.04m)

Providing access to the ground floor accommodation through a new PVCu door.

Living Room

14'07 x 13'02 (4.45m x 4.01m)

A spacious newly decorated living room with new carpets and neutral grey walls. With a window to the front aspect and patio doors to the rear garden.

Utility

5'04 x 3'08 (1.63m x 1.12m)

With a circular stainless steel sink, plumbing for a washing machine, and a window to the rear aspect.

Kitchen

13'04 x 5'07 (4.06m x 1.70m)

The kitchen, which is located on the lower ground floor, features matching wall and base units, a stainless steel circular sink and drainer, a four ring electric hob and electric oven and a spotlight ceiling.

Landing

5'04 x 3'10 (1.63m x 1.17m)

Providing access to the first floor accommodation.

Master Bedroom

9'02 x 7'07 (2.79m x 2.31m)

A neutrally decorated double bedroom with a sliding wardrobe and a window to the front elevation.

Bedroom Two

9'03 x 6'10 max (2.82m x 2.08m max)

A neutrally decorated single bedroom with a window to the front elevation.

Bathroom

9'03 x 5'01 max (2.82m x 1.55m max)

A modern bathroom with a tiled floor and part tiled walls, benefitting from a WC, a hand basin, a chrome towel rail and a bath with shower over. Window to the rear elevation.

External

Externally, the property has a small yard to the front and an enclosed patio garden to the rear.

Directions

For Satnav please use the postcode HD6 2PD

Viewings

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

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.

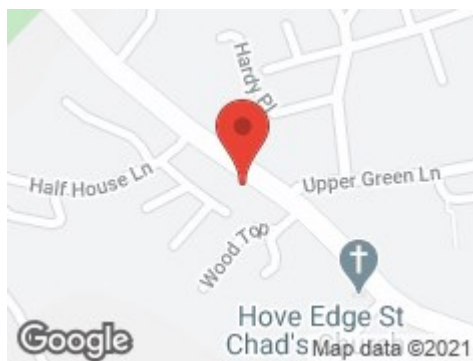
DISCLAIMER

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**

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Road Map



Hybrid Map



Terrain Map

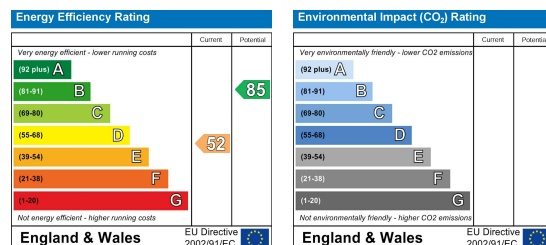


Floor Plan

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.

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