

# Peter David

# Properties Ltd

Residential Sales and Lettings



**Chevinedge Crescent, Exley**

**£145,000**





# 42 Chevinedge Crescent

## Exley, Halifax, HX3 9EQ



Peter David are delighted to bring to the market this MODERNISED THREE BEDROOM semi detached residence with gardens front and rear, detached garage and ample off road parking. The property enjoys open views to the rear over the valley and woodlands beyond. This property will make a wonderful family home conveniently located in Exley.

Exley is a well established residential area south of the town and provides excellent commuter links to both Leeds and Manchester via the M62 network which is only 10 minutes drive away. The town centre and the facilities provided can be accessed by the regular local bus service or an easy 30 minute walk. Exley is served by local shops and a local church, there is a Primary School and a Secondary School both within easy walking distance.

The internal accommodation briefly comprises of an entrance hallway, lounge, dining kitchen, to the first floor the landing giving access to the three bedrooms and the house bathroom. As one would expect the property benefits from gas central heating and double glazing. Outside there is a driveway which provides ample off road parking and a detached single garage. Gardens are laid to lawn to both the front and rear from where you can enjoy the far reaching open views.

We highly recommend an early inspection to appreciate the size of accommodation on offer and how well presented this family home is. Any enquiries should be directed to the sales team who will be happy to deal with any questions you may have.

### Accommodation

#### Entrance hallway

You enter the property and step into the entrance hallway. This gives way to the ground floor principal rooms and a staircase leads to the first floor accommodation.

#### Lounge

12'3 x 11'4 (3.73m x 3.45m)

A wall mounted electric fire creates a focal point to the room. Wall mounted TV point. Central heating radiator and double glazed window.

#### Dining kitchen

18'4 x 9'2 (5.59m x 2.79m)

A most impressive dining kitchen with space for a dining table and chairs. The modern fitted kitchen comprises of a range of high gloss grey units with complementary work surfaces. Inset composite sink with a chrome mixer tap. Electric hob and integrated double oven. Space and plumbing for an automatic washing machine. Wall mounted TV point. Central heating radiator and double glazed windows. Composite door gives access to the side of the property.

#### First floor landing

Double glazed window allows in plenty of natural light. Loft access.

#### Bedroom

12'2 x 11'4 (3.71m x 3.45m)

Built in wardrobes. Central heating radiator and double glazed window.

### Bedroom

10'10 x 9'2 (3.30m x 2.79m)

Central heating radiator and double glazed window.

### Bedroom

5'11 x 7'10 (1.80m x 2.39m)

Central heating radiator and double glazed window.

### Family bathroom

7'3 x 5'11 (2.21m x 1.80m)

A part tiled bathroom with a four piece white suite comprising of a bath, sink with vanity unit below and mirror above, low flush wc and shower enclosure with mixer shower. Chrome towel central heating radiator and double glazed window.

### External details

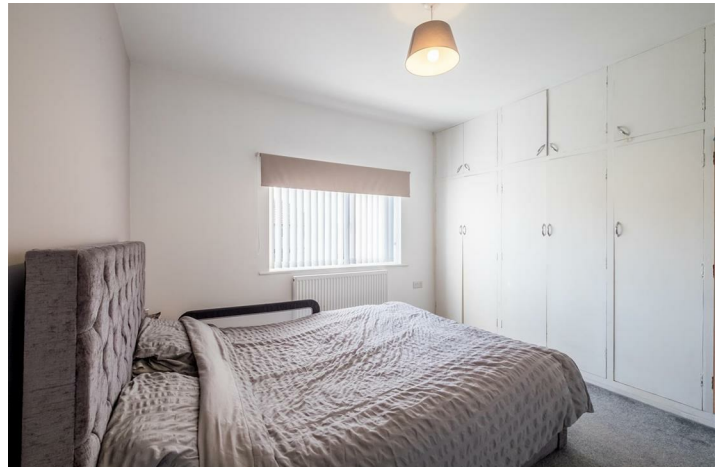
Outside there is a driveway which provides ample off road parking and a large detached single garage measuring 19'8 x 9'10. Gardens are laid to lawn to both the front and rear from where you can enjoy the far reaching open views.

### Directions

Please use the postcode HX3 9EQ for sat nav directions

### PLEASE NOTE

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



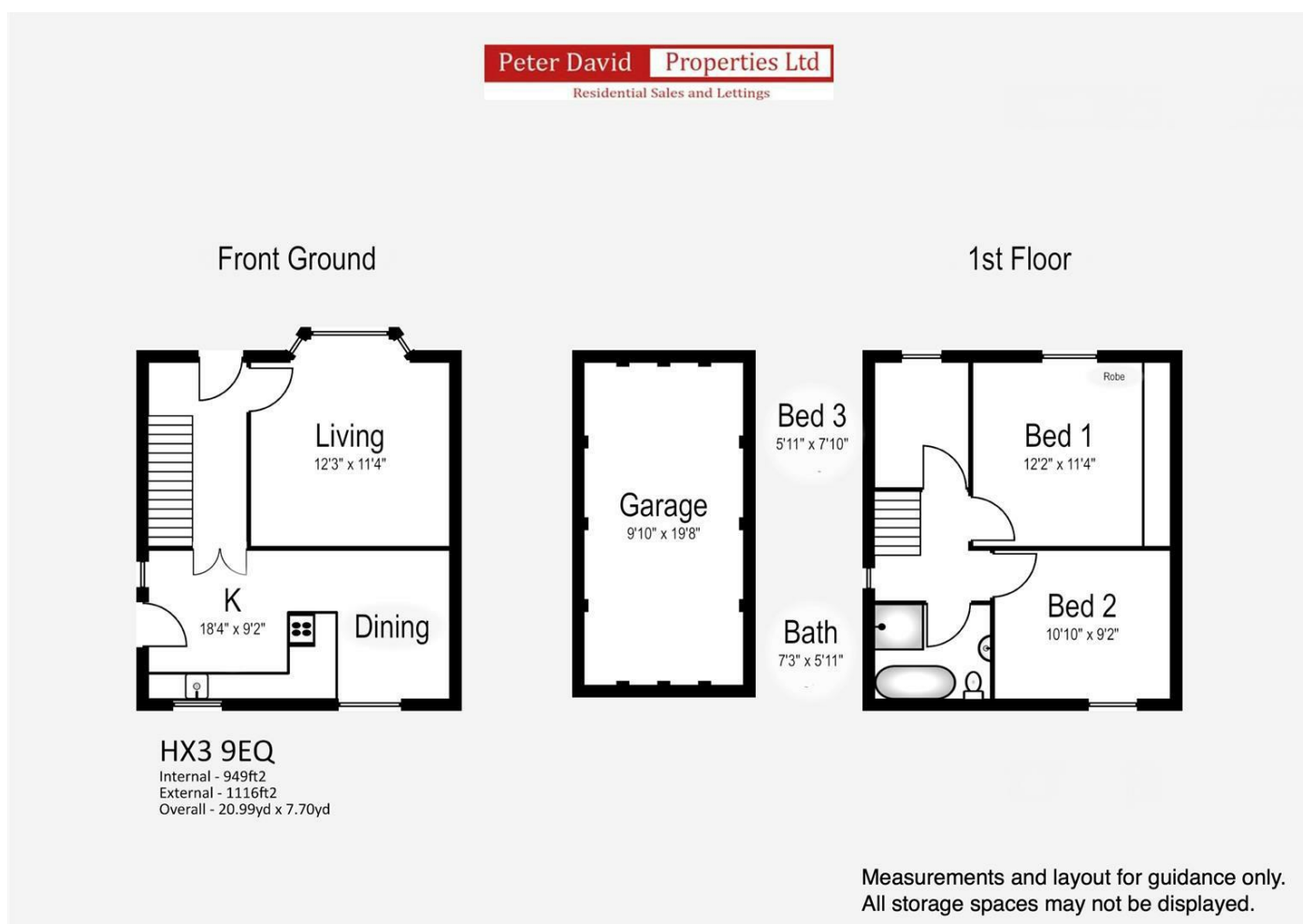
## Hybrid Map



## Terrain Map



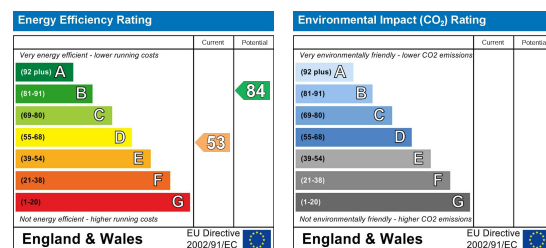
## Floor Plan



## Viewing

Please contact us on 01422 366 948 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

102 Commercial Street  
Brighouse HD6 1AQ

[www.peterdavid.co.uk](http://www.peterdavid.co.uk)

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

T: 01422 366948  
E: [halifax@peterdavid.co.uk](mailto:halifax@peterdavid.co.uk)

T: 01484 719191  
E: [brighouse@peterdavid.co.uk](mailto:brighouse@peterdavid.co.uk)

T: 01422 844403  
E: [hebdenbridge@peterdavid.co.uk](mailto:hebdenbridge@peterdavid.co.uk)

T: 01484 719191  
E: [huddersfield@peterdavid.co.uk](mailto:huddersfield@peterdavid.co.uk)