

Peter David

Properties Ltd

Residential Sales and Lettings



Sandhall Green,

Offers Over £90,000



72 Sandhall Green , Halifax, HX2 0DW



Peter David are pleased to bring the TWO BEDROOM END TERRACE to the market for sale. This property will be of interest to first time buyers or possible investors.

To the front you will find a large block paved driveway providing ample off road parking. A paved patio area wraps around the side of the house and to the rear of the property you will find a secure workshop - ideal for storage or potential tradesman.

Located in the Highroad Well area, the property is served well by local shops, a doctors surgery, chemist and Ling Bob Junior and Infants School. Regular bus services also run nearby.

The internal accommodation comprises:

Accommodation

Entrance vestibule

Step into the property via the front door. Stairs lead to the first floor. Door to the right leads to:

Living room

14'3" x 10'2" (4.35 x 3.12)

Double glazed window and central heating radiator.

Kitchen

17'6" x 7'2" (5.35 x 2.20)

A fitted kitchen with a range of matching wall and base units. Inset one and a half bowl stainless steel sink. Space for a cooker. Space for a tall fridge freezer. Space and plumbing for an automatic washing machine. Double glazed window and central heating radiator.

First floor

Double bedroom

13'5" x 10'2" (4.10 x 3.12)

Cupboard houses the wall mounted central heating boiler. Double glazed window and central heating radiator.

Double bedroom

8'8" x 7'2" (2.65 x 2.20)

Double glazed window and central heating radiator.

Family bathroom

A fully tiled bathroom with a three piece white suite comprising of a wash basin with pedestal, low flush wc and a bath with mixer shower over. Double glazed window and central heating radiator.

External details

To the front you will find a large block paved driveway providing ample off road parking. A paved patio area wraps around the side of the house and to the rear of the property you will find a secure workshop - ideal for storage or potential tradesman.

Directions

Please use the postcode HX2 0DW 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

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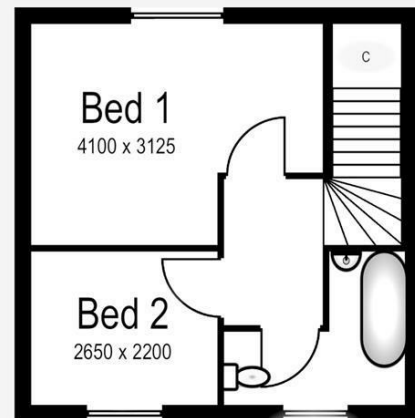
Front Ground



HX2 0DW

Internal - 56m²
External - 66m²
Overall - 15.34m x 5.70m

1st Floor

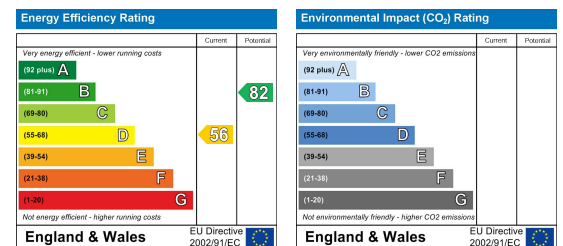


Measurements and layout for guidance only.
All storage spaces may not be displayed.

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.

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