

Peter David

Properties Ltd

Residential Sales and Lettings



Backhold Drive, Siddal

£100,000



249 Backhold Drive

Siddal, Halifax, HX3 9EB



Peter David are delighted to bring to the market this BEAUTIFULLY PRESENTED THREE BEDROOM END TERRACE residence with gardens located in Siddal. We expect this property to be of interest to a first time buyer or growing family.

Siddal 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. Siddal is served by local shops and a local church, there is a Primary School and a Secondary School in Siddal.

Briefly, the internal accommodation is presented in a modern contemporary style and comprises of an entrance vestibule, living room, dining kitchen and to the first floor three bedrooms and the house bathroom. Outside the property has gardens to the front and rear ideal for children to play. As one would expect nowadays the property has gas central heating and double glazing.

The internal accommodation comprises:

Accommodation

Entrance vestibule

You step in via the front door into the entrance vestibule. Stairs lead to the first floor and a door to the right leads into:

Living room

14'9" x 11'10" (4.52 x 3.62)

A modern contemporary room with an exposed brick fireplace creating a focal point to the room. Double glazed window and central heating radiator. Door gives access to:

Dining kitchen

17'10" x 8'8" (5.45 x 2.65)

With a modern fitted kitchen and space for a dining table and chairs. The kitchen comprises of a range of matching high gloss grey wall and base units with a complementary work surface. Breakfast bar. Inset sink with mixer tap. Integrated white goods include hob, oven, washing machine and dishwasher. Space for an integrated American style fridge freezer. Under stairs storage. Cupboard housing the wall mounted gas combination boiler. Double glazed window and central heating radiator. Door gives access to the rear garden.

First floor

Loft access point.

Bedroom 1

11'9" x 10'0" (3.60 x 3.07)

Built in mirrored wardrobes provide storage solutions. Double glazed window and central heating radiator.

Bedroom 2

8'9" x 10'5" (2.67 x 3.20)

Double glazed window and central heating radiator.

Bedroom 3

8'11" x 7'2" (2.72 x 2.20)

Double glazed window and central heating radiator.

Family bathroom

A part tiled bathroom with a three piece white suite comprising of a P-shaped bath with mixer shower over and shower screen, low flush wc and wash basin. Frosted double glazed window and chrome towel central heating radiator.

External details

The property benefits from gardens to both the front and rear. Both gardens are low maintenance with the rear garden having a flagged area, a separate gravelled seating area, decking, artificial grass and timber shed.

Directions

Please use the postcode HX3 9EB 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

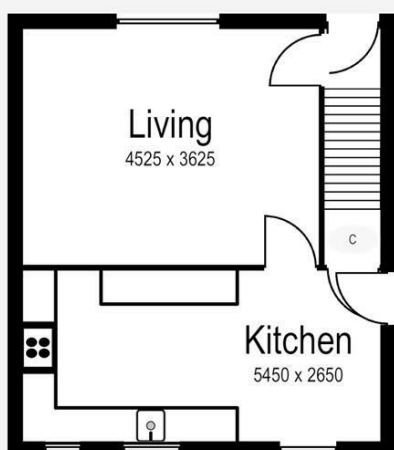


Floor Plan

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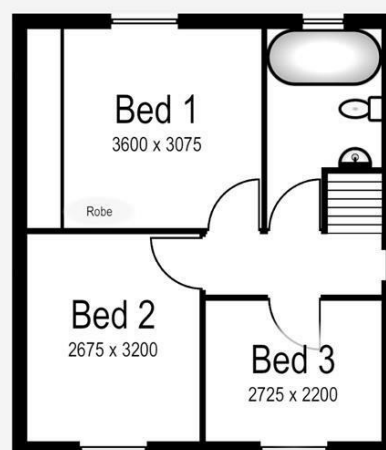
Front Ground



HX3 9EB

Internal - 68m²
External - 79m²
Overall - 16.74m x 6.65m

1st Floor

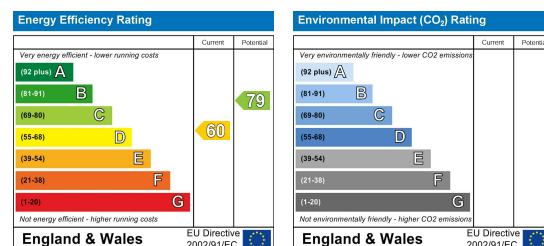


Measurements and layout for guidance only.
All storage spaces may not be displayed.

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



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