

Peter David Properties

Residential Sales and Lettings

Miners Way

£145,000



Miners Way

Description

***** REDUCED FOR QUICK SALE ***** Peter David Properties are pleased to present to the market this lovely four bedroom townhouse in the heart of Southowram. This modern and spacious property benefits from central heating and double glazing throughout, allocated car parking space, and front garden. The property briefly comprises entrance hall, downstairs WC, kitchen, living room, master bed with en suite, two further double bedrooms, single bedroom and house bathroom. The properties location is close to local amenities, and within walking distance of an excellent local primary school. The M62 motorway network is just a short drive away and you have easy access to the surrounding towns such as Brighouse, Halifax, Huddersfield and Bradford. This perfect family home is not to be missed and an internal viewing is highly recommended!

Features

- Popular residential area
- Four Bedrooms
- Fantastic family home
- Designated car parking space
- Lawned enclosed front garden
- Double Glazing
- Central heating
- EPC-B
- Spacious accommodation
- Off Road Parking

Entrance Hall 3.43m (11'3") x 1.09m (3'7")

Stairs to first floor accommodation.

Downstairs WC

Comprising WC, and hand basin. Benefit from extractor fan.

Kitchen 3.25m (10'8") x 2.21m (7'3")

Modern fitted kitchen with matching wall and base units, integral electric oven and gas hob with extractor fan above, tiled splash back, stainless steel sink and drainer, and space for washer and fridge/freezer. Lino flooring and window to the front elevation.

Living Room 4.34m (14'3") x 4.47m (14'8")

Electric fire, useful storage cupboard and external door and window to the rear elevation.

Landing One 1.04m (3'5") x 3.00m (9'10")

Master Bedroom 2.87m (9'5") x 4.44m (14'7")

A large double bedroom with en suite and two windows to the rear elevation.

En Suite 1.60m (5'3") x 2.36m (7'9")

A three piece suite comprising WC, hand basin and shower cubicle. Spotlight ceiling, shaving point and extractor fan.

Bedroom Four 2.36m (7'9") x 3.15m (10'4")

A large single bedroom with window to the front elevation.



House Bathroom 1.96m (6'5") x 1.90m (6'3")

A three piece suite comprising WC, hand basin, and shower over bath. Spotlight ceiling, shaver point and extractor fan.

Landing Two 0.91m (3'0") x 1.88m (6'2")

Loft access.

Bedroom Two 3.58m (11'9") x 4.39m (14'5")

A double bedroom with window and velux to the rear elevation.

Bedroom Three 3.48m (11'5") x 4.09m (13'5")

A double bedroom with window and velux to the front elevation and a built in cupboard housing boiler.

Exterior

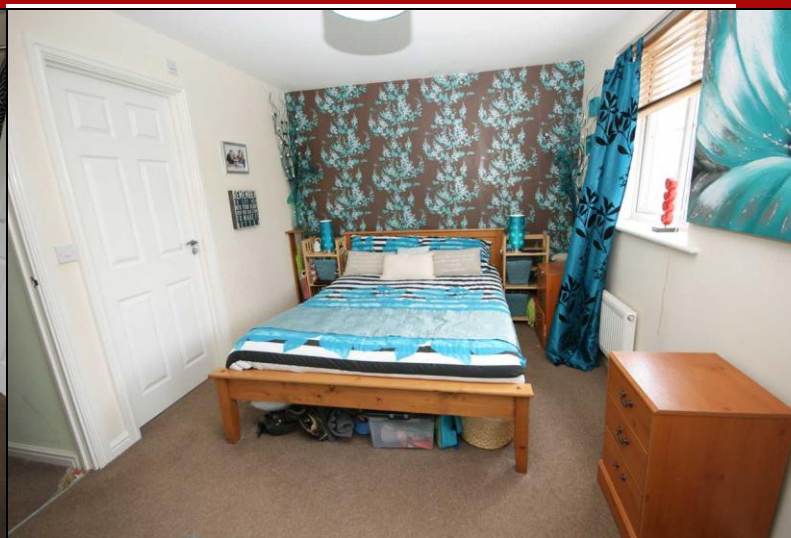
Lawned, enclosed front garden and allocated car parking space.

Mortgage Advice

Why not see our mortgage advisor for a FREE advice appointment. We will look at the whole of the market to find the best deal for you. Whether you want to know how much you can borrow or the monthly payments we are here to help. At Peter David, we are here to give that personal service with the right expertise to make the buying process hassle free. For an appointment please call any of our offices to arrange a visit.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		82	84
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		82	83
England & Wales		EU Directive 2002/91/EC	





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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