

# Peter David

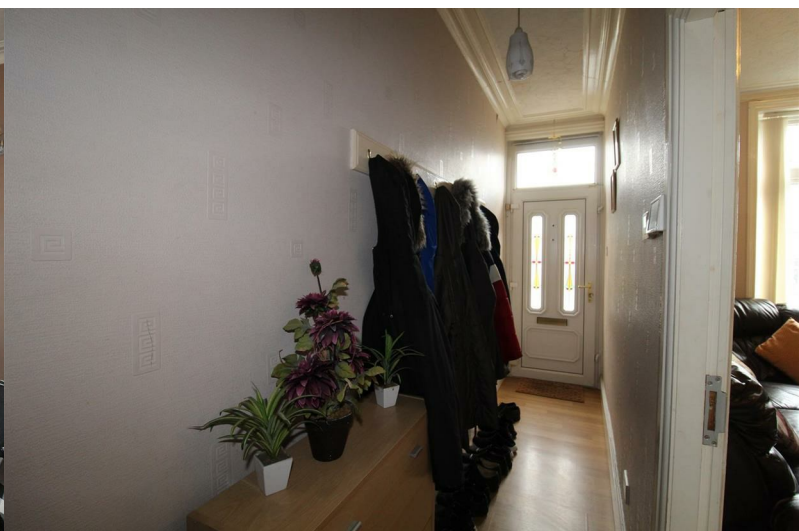
# Properties Ltd

Residential Sales and Lettings

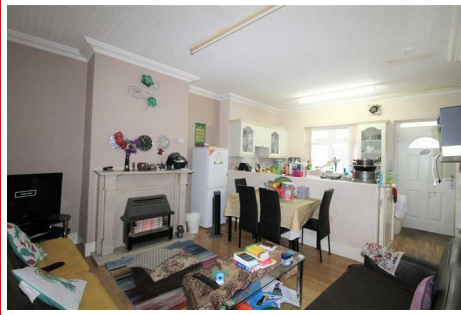


**Pear Street,**

**Offers In The Region Of £140,000**



# 92 Pear Street , Halifax, HX1 3UA



Located in the St Johns ward of Halifax is this EXTENDED FIVE DOUBLE BEDROOM THROUGH TERRACE. Set over three floors, the property enjoys large rooms with tall ceilings and is conveniently located for all the local shops, schools and amenities in the local area.

The accommodation, which benefits from gas central heating and double glazing, briefly comprises of an entrance hallway giving access to the lounge and dining kitchen which forms part of the extension, from the kitchen you can access the cellar. To the first floor there are two double bedrooms with master en-suite and a family bathroom. To the second floor three further double bedrooms and a separate wc.

To both the front and rear there is a small yard which is pavement lined and parking is by way of on street parking. Please direct any enquiry to our sales team who will be happy to assist.

## Accommodation

### Entrance hallway

### Lounge

12'9" x 12'5" (3.90 x 3.81)

### Dining kitchen

19'3" x 13'2" (5.89 x 4.02)

### Cellar

### First floor

### Double bedroom

18'10" x 10'4" (5.76 x 3.17)

### En suite

6'2" x 4'9" (1.89 x 1.45)

### Double bedroom

12'11" x 10'7" (3.96 x 3.23)

### Family bathroom

9'11" x 5'2" (3.04 x 1.60)

## Second floor

### Double bedroom

13'7" x 8'7" (4.15 x 2.64)

### Double bedroom

14'0" x 10'11" (4.27 x 3.35)

### Double bedroom

10'3" x 6'3" (3.13 x 1.91)

### WC

7'1" x 3'9" (2.17 x 1.16)

### Directions

Please use the postcode HX1 3UA 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

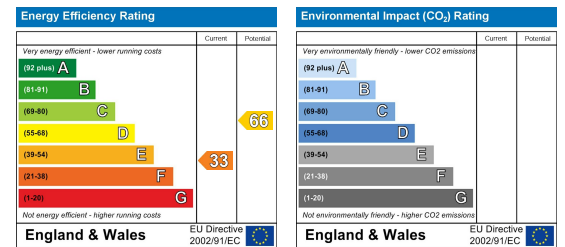


## Floor Plan

## 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.

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