Peter David Properties Ltd

Residential Sales and Lettings



Haugh Shaw Croft,

£195,000

2 1 1 D









Peter David Properties are delighted to present this beautifully renovated, two-bedroom semi-detached home, situated in the highly desirable area of Haugh Shaw Croft, Halifax. Finished to a high standard throughout, this charming property offers modern, comfortable living and the added benefit of no onward chain, making it an ideal purchase for first-time buyers, small families or investors alike.

Enjoying a peaceful position away from the hustle and bustle, the property is ideally located for a range of local amenities. Skircoat Moor is just a 10-minute walk away, with a Tesco superstore conveniently situated around the corner. Savile Park Primary School is also within easy walking distance, making this an excellent location for families.

Upon entering, you are welcomed into a spacious entrance vestibule, leading through to an impressive extended dining kitchen, providing an ideal space for everyday family life and entertaining. The comfortable living room offers a cosy place to relax and unwind. To the first floor, the property boasts two well-proportioned bedrooms and a modern, well-appointed house bathroom.

Externally, the property has been thoughtfully enhanced, with fully landscaped and enclosed gardens to both the front and rear. The front benefits from a newly installed double driveway, providing excellent off-road parking. To the rear, the enclosed garden offers a private and pleasant outdoor space to enjoy, complete with an office pod – perfect for those working from home or requiring additional versatile space.

Further benefits include gas central heating, double glazing and the convenience of no onward chain.

Having undergone a comprehensive renovation and finished to a high standard, this delightful home offers an excellent opportunity to acquire a ready-to-move-into property in a popular residential location. Early viewing is highly recommended to fully appreciate all that this lovely home has to offer.

- TWO BEDROOMS
- SEMI DETACHED
- OFF ROAD PARKING
- GARDEN TO THE REAR
- OFFICE POD
- CONVENIENT LOCATION
- COUNCIL TAX BAND - B
- EPC RATING - D

Accommodation

Entrance vestibule

Dining kitchen
13'9" x 20'8" (4.2 x 6.32)

Living room
13'9" x 14'5" (4.2 x 4.4)

First floor

Bedroom one
13'9" x 14'5" (4.2 x 4.4)

Bedroom two
7'7" x 13'8" (2.32 x 4.17)

Bathroom
6'1" x 7'10" (1.87 x 2.4)

Office pod
6'6" x 7'2" (2 x 2.2)

Direction
Please use post code HX1 3AS for sat nav directions.

PLEASE NOTE
1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.
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.










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Road Map



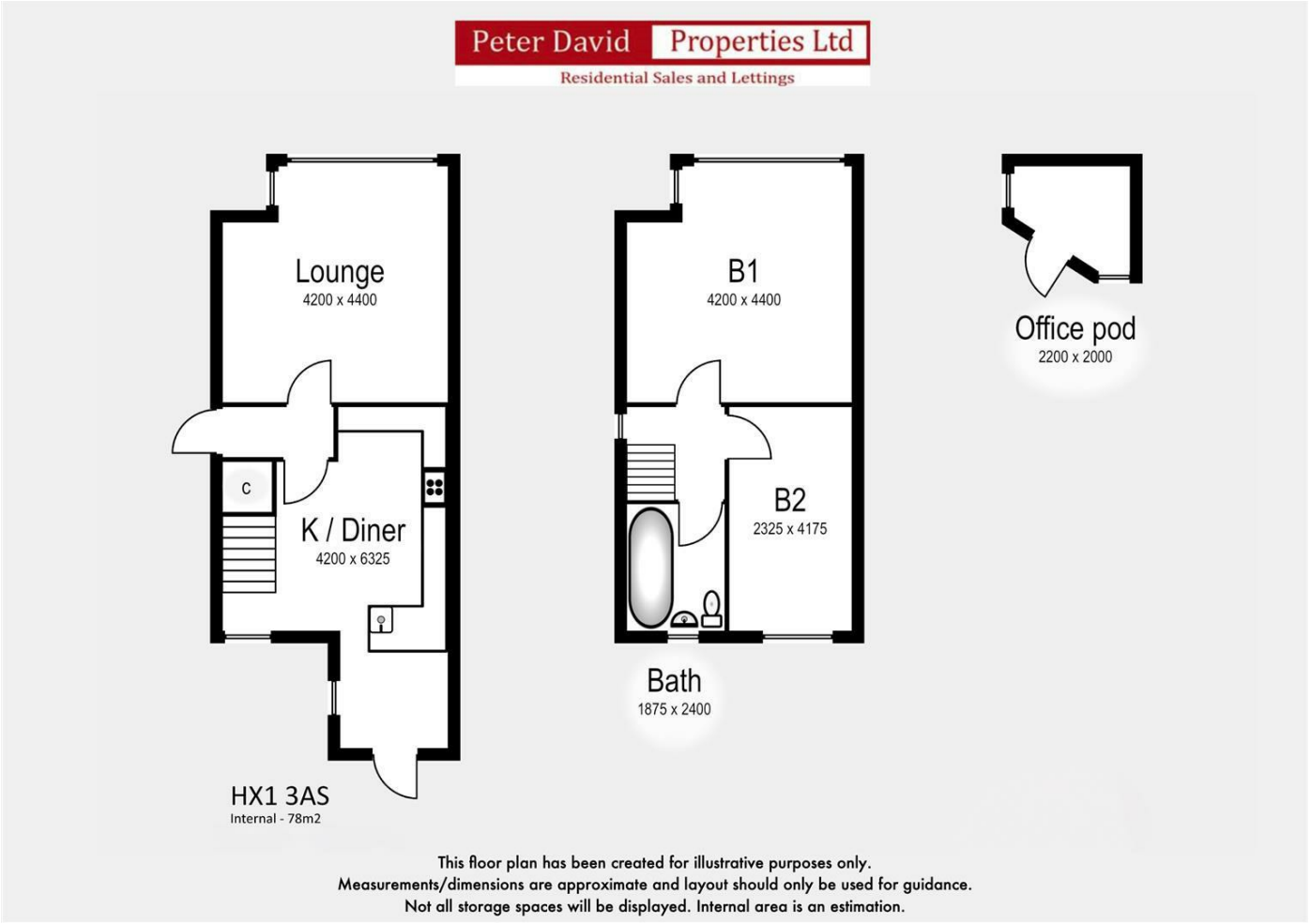
Hybrid Map



Terrain Map



Floor Plan

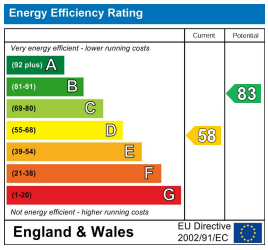


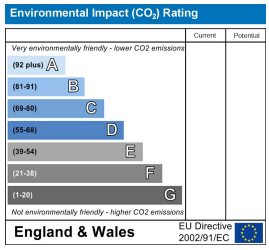
This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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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