

Peter David Properties

Residential Sales and Lettings

Overdale, Friendly
Offers Over £110,000



Overdale

Peter David are delighted to bring to the market this two bedroom through terrace with super views over the Calder Valley and the Sowerby Hillside opposite. Set in an elevated position, the property provides good access to both Halifax and the villages down the Calder Valley such as Mytholmroyd and Hebden Bridge. There is a regular bus service and the area is served by local shops and schools. Benefitting from gas central heating and PVCu double glazing, the internal accommodation briefly comprises of an entrance vestibule, living room, dining kitchen with access to the rear patio garden, two double bedrooms and house bathroom. Externally there is a tiered garden to the front and a patio garden with garden shed to the rear. There is no upward chain. Please contact the sales team who will be happy to deal with your enquiry.

Features

- Fantastic views over the Pennine Hills
- Two double bedrooms
- Patio garden to the rear
- Gas central heating
- PVCu double glazing
- NO UPWARD CHAIN
- Good access to Halifax and the villages down the Calder Valley
- EPC - D
- To view please contact the sales team 01422 366948

Accommodation

Entrance Hall

Access via a PVCu front door with staircase to the first floor and door to:

Living Room 4.27m (14'0") x 3.61m (11'10")

Spacious living room with double glazed bay fronted window offering far reaching views. Feature fireplace with inset living flame gas fire, central heating radiator and door to:

Kitchen 2.01m (6'7") x 4.57m (15'0")

Fitted wall and base units incorporating a stainless steel sink and drainer. Built in double oven and hob, plumbing for a washing machine and space for a fridge freezer. Dining space with under stair storage space. Double glazed window, central heating radiator and rear PVCu door leading to the rear garden.

First Floor

Landing.

Bedroom One 3.35m (11'0") x 3.76m (12'4")

Double room with bay fronted double glazed window providing panoramic views. Fitted wardrobes with over head cupboards and central heating radiator.

Bedroom Two 3.02m (9'11") x 2.57m (8'5")

With central heating radiator and double glazed window.

Bathroom 1.96m (6'5") x 1.98m (6'6")

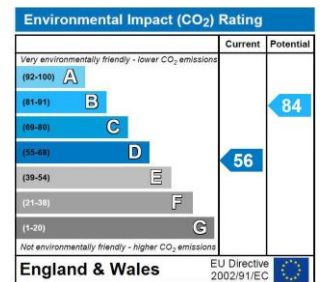
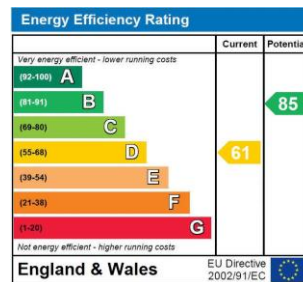
Three piece suite comprising of WC, wash basin and panelled bath. Fully tiled walls, fitted shelving, mirrored cabinet and frosted double glazed window.

Outside

The property has a paved area to the front and an enclosed paved garden to the rear with hardstanding for a shed.

Directions

Please use the postcode HX6 2UQ



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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