

Peter David Properties

Residential Sales and Lettings

Whitechapel Road

£149,950



Whitechapel Road

Description

**** DECEPTIVELY SPACIOUS, FOUR BEDROOM PROPERTY - FORMERLY TWO PROPERTIES **** Peter David Properties are pleased to present to the market this spacious four bedroom semi-detached property which offers relaxed and flexible living accommodation with period features and plenty of off road parking. The property would perfectly suit a family looking for the space to grow. Internally the property briefly comprises; a kitchen diner, a living room, downstairs WC, a landing, three double bedrooms, a single bedroom and a house bathroom. Externally the property further benefits from two parking spaces, a large one and a half detached garage and a private enclosed garden with a lawn, a stone paved patio and shrubbery surrounding.

This unique property is situated close to local amenities and transportation links, including the convenience of the M62 network. Internal viewings are highly recommended to appreciate the potential that this family home has to offer.

Features

- Three Double Bedrooms
- Two Parking Spaces
- Spacious Accommodation Throughout
- Perfect For A Growing Family
- Gas Central Heating & Double Glazing Throughout
- Popular Location
- Enclosed Garden To The Front
- EPC - D
- One & A Half Garage
- Boarded Loft

Kitchen Diner 5.28m (17'4") x 5.11m (16'9")

A fitted kitchen with matching wall and base units with granite effect work surfaces and tiled/laminate flooring. The kitchen comprises; a breakfast bar, a stainless steel sink and drainer with tiled splashbacks, an integrated electric oven with a four piece gas hob, an integrated fridge freezer and space/plumbing for a washing machine and dryer. The kitchen also has a window to both the front and rear aspects.

Living Room 5.28m (17'4") x 3.91m (12'10")

A spacious living room which benefits from original wooden beams, a storage cupboard and a window to both the front and rear aspects. The focal point of the living room is the gas fire.

Downstairs WC 1.27m (4'2") x 0.86m (2'10")

Briefly comprising; a WC, a wash basin and a frosted window to the front aspect.

Landing 1.63m (5'4") x 2.24m (7'4")

Providing access to the first floor accommodation.

Master Bedroom 4.37m (14'4") x 3.05m (10'0")

A double bedroom with fitted wardrobes and two

windows to the front elevation.

Bedroom Two 3.05m (10'0") x 2.24m (7'4")

A second double bedroom with fitted wardrobes and a window to the front elevation.

Bedroom Three 2.18m (7'2") x 2.97m (9'9")

A third double bedroom with a window to the rear elevation.

Bedroom Four/Office 2.21m (7'3") x 3.15m (10'4")

A good sized single bedroom with a window to the rear elevation.

Bathroom 1.93m (6'4") x 2.08m (6'10")

A modern fitted house bathroom comprising; a WC, a wash basin built into a vanity storage unit, a bath with an overhead shower fitment and a glass shower screen, a chrome heated towel rail, recessed lighting and a frosted window to the side aspect.

Attic 4.19m (13'9") x 2.13m (7'0")

Fully boarded loft, perfect for additional storage space.

External

Externally the property further benefits from two parking spaces, a large one and a half detached garage and a private enclosed garden with a lawn, a stone paved patio and shrubbery surrounding.

Viewings

Strictly by appointment only.

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Directions

Directions from Brighthouse Town Centre -

Head east on Commercial St towards Briggate

Turn right onto Lawson Rd

Turn left to stay on Lawson Rd

Use the right lane to turn left onto Huddersfield Rd/A641

Turn right onto Clifton Rd/A643/A644

At the roundabout, take the 1st exit onto Clifton Rd/A643

Continue to follow A643

Turn right onto Halifax Rd/A649

Turn left at the 1st cross street onto Scholes Ln/B6120

Turn right onto New Rd E/B6120

Continue to follow B6120

Turn left onto Whitechapel Rd

Turn left to stay on Whitechapel Rd and the destination will be on the right. 232 Whitechapel Road, Cleckheaton, BD19 6HR.

Disclaimer

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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92-100)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	56	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92-100)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	50	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
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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