

Peter David Properties

Residential Sales and Lettings

Wade House Road

£79,950



Wade House Road

Description

Peter David Properties are pleased to market this two bedroom mid-terraced property, situated in the convenient location of Shelf. The property is close to both Halifax and Brighouse town centres, good schools, local amenities and provides good access to the M62 network, for those needing to commute. The property benefits from gas central heating and uPVC double glazing throughout. Internally the property briefly comprises; an open plan kitchen/living room, a landing, a double master bedroom, a second bedroom and a house bathroom. Externally the property further benefits from an enclosed stone paved patio to the front. Internally viewings are advised to appreciate the potential that this property has to offer. Please contact Peter David Properties to arrange your viewing today.

Features

Two Bedrooms
Located in a Convenient Location
Gas Central Heating Throughout
Open Plan Kitchen/Living Room
Chain Free
Close to Local Amenities
Double Glazing Throughout
EPC - D
Perfect For First Time Buyers or Investors
Enclosed Patio To The Front

Open Plan Kitchen/Living Room 5.46m (17'11") x 5.03m (16'6")

A bright and airy open plan living room/kitchen benefits from wooden flooring, a frosted window to the rear and a large window to the front aspect. The kitchen briefly comprises; matching wall and base units with quartz work surfaces, a stainless steel sink, a four piece hob with an integrated electric oven and overhead extractor fan, boiler and plumbing/space for a washing machine. The kitchen also provides access to the cellar.

Cellar 2.29m (7'6") x 1.78m (5'10")

Dry keeping cellar.

Landing 1.55m (5'1") x 2.13m (7'0")

Providing access to the first floor accommodation and loft hatch, with a window to the rear.

Master Bedroom 5.18m (17'0") x 0.99m (3'3")

A double master bedroom, providing access to the house bathroom and a window to the front elevation.

Bedroom Two/Dressing Room 1.75m (5'9") x 2.16m (7'1")

Providing access to the house bathroom and a window to the rear elevation.

Bathroom 2.21m (7'3") x 1.68m (5'6")

A partially tiled house bathroom briefly comprises; a WC, a hand wash basin, a bath with an overhead shower fitment, lino flooring and a frosted window to the rear elevation.

External

Externally the property further benefits from an enclosed stone paved patio.

Viewings

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.

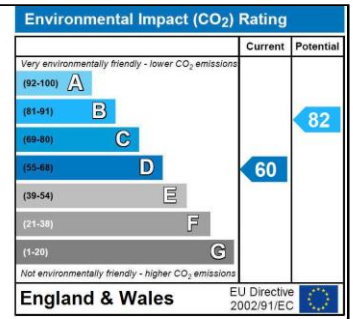
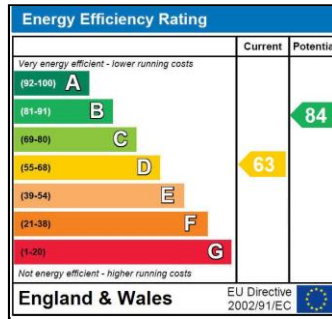
Directions

Directions from Brighouse town centre -
Head east on Commercial St towards Briggate
Turn right onto Market St
Market St turns slightly right and becomes Briggate
Turn left onto Gooder St
Continue on Halifax Rd
Take A644 to A6036 in Halifax
At the roundabout, take the 2nd exit onto Halifax Rd/A643
Continue to follow A644
At the roundabout, take the 3rd exit onto Halifax Rd/A6036
Continue to follow A6036
Destination will be on the left.
34 Wade House Road, Shelf, Halifax, HX3 7NU.

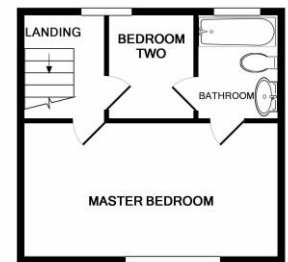
Disclaimer

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.



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2019

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.

23-25 George Street
Halifax HX1 1HA

102 Commercial Street
Brighouse HD6 1AQ

www.peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

T: 01422 366948
E: halifax@peterdavid.co.uk

T: 01484 719191
E: brighouse@peterdavid.co.uk

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191
E: huddersfield@peterdavid.co.uk