

# Peter David Properties

Residential Sales and Lettings

Pellon New Road, Pellon  
£90,000 Offers Over





# Pellon New Road, Pellon

Peter David are pleased to bring to the market this two DOUBLE bedroom stone built mid terrace with gardens front and back. The property has an open outlook and, as one would expect, benefits from gas central heating and PVCu double glazing. The property is to be sold with NO UPWARD CHAIN.

Located in a position set back from the main road, this property would make an ideal first time buyer home or may be of interest to an investor. The property is close to local shops and a regular bus service runs down to Halifax only 10 minutes ride away.

The accommodation briefly comprises of an enclosed garden to the front, entrance porch, lounge, under stairs storage, dining kitchen with access to the rear enclosed garden, stairs lead to the two double bedrooms with storage and the house bathroom.

We would recommend a viewing to appreciate the set back position of this property and the accommodation on offer. Please contact our sales team with any enquiry you may have and they will be happy to assist.

## Features

- Set back position with open aspect
- Enclosed gardens to both front and rear
- Stone built property
- Two double bedrooms
- Gas Central Heating
- PVCu double glazing
- Regular bus service runs by the property
- EPC band E
- NO UPWARD CHAIN
- To view call our sales team 01422 366948

## Accommodation

### Entrance porch

PVCu double glazed windows and entrance door.

### Lounge 4.34m (14' 3") x 3.83m (12' 7")

Central heating radiator and double glazed window. Feature stone fireplace with inset gas fire. Wall lights and access to under stairs storage.

### Dining kitchen 5.28m (17' 4") x 2.30m (7' 7")

A range of matching wall and base units with complementary work surfaces and tiled splashback. Integrated electric oven and 4 ring gas hob with filter hood plus an integrated fridge. Space for both a washing machine and dishwasher. Central heating radiator and double glazed window over looking the rear garden. PVCu access door to the rear garden.

### Bedroom 4.34m (14' 3") x 2.90m (9' 6")

Central heating radiator and double glazed window. Storage cupboard space.

### Bedroom 3.23m (10' 7") x 3.06m (10' 0")

Central heating radiator and double glazed window. Storage cupboard.

### House bathroom 2.34m (7' 8") x 2.05m (6' 9")

A part tiled bathroom with a three piece champagne bathroom suite comprising of a wash basin with pedestal, wc and bath with electric shower and side screen. Central heating radiator and frosted double glazed window.

## Outside

To the front of the property you will find an enclosed garden which looks onto an open green space. To the rear there is also an enclosed garden.

## Directions

Please use the postcode HX2 0EH for sat nav directions



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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