

Peter David Properties

Residential Sales and Lettings

Victoria Place

£149,000



Victoria Place

Description

Peter David Properties present to the open market this stone built character two bedroom cottage situated in the semi rural village of Northowram. Located close to all local amenities, within easy reach of Brighouse and Halifax town centres and close to bus routes and the M62 motorway network. The property briefly comprises: a living room with original features, a kitchen with space to dine, dry keeping cellar, two double bedrooms and a house bathroom. Externally there is a large easy to maintain garden with a lawn and patio, a garage and off road parking.

Features

- Stone built character cottage
- Original features
- Two double bedrooms
- Off road parking to the rear
- Garage
- Well presented garden
- Spacious living room
- EPC -
- Gas Central Heating
- Double Glazing

Living Room 4.77m (15' 8") x 4.53m (14' 10")

Large living room with original beams and a wooden floor, open stone fire place and a window and door to the front aspect.

Kitchen 3.26m (10' 8") x 2.97m (9' 9")

The kitchen, which has wooden wall and base units, tiled splashbacks and tile effect flooring, comprises: integral four ring gas hob and oven, sink and drainer and space and plumbing for a washing machine. Also benefiting from space to dine, a door and window to the rear aspect with a pleasant view of the garden.

Cellar

Dry keeping cellar.

Landing 1.99m (6' 6") x 0.81m (2' 8")

Providing access to the first floor accommodation.

Master Bedroom 3.22m (10' 7") x 2.97m (9' 9")

Double bedroom with a window to the rear elevation.

Bedroom Two 3.45m (11' 4") x 2.47m (8' 1")

Double bedroom with a window to the front elevation.

Bathroom 2.95m (9' 8") x 1.95m (6' 5")

The bathroom comprises: corner bath with shower over head, hand basin, WC, fully tiled walls, laminate flooring and a window to the rear elevation.

Exterior

The property benefits from a large easy to maintain garden to the rear with a paved area and a lawn. There is also a garage at the rear and space for off-road parking.

Viewings

Strictly by appointment only.

Directions

From Brighouse Town Centre:

Head east on Briggate/A643 towards Mill Royd St

Continue to follow A643

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

Continue onto Brighouse Rd/A644

Continue to follow A644

At the roundabout, take the 1st exit onto Halifax Rd/A6036

Continue to follow A6036

Turn left onto Victoria Place

4 Victoria Place, Northowram, Halifax HX3 7HX

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.

Disclaimer

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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.

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