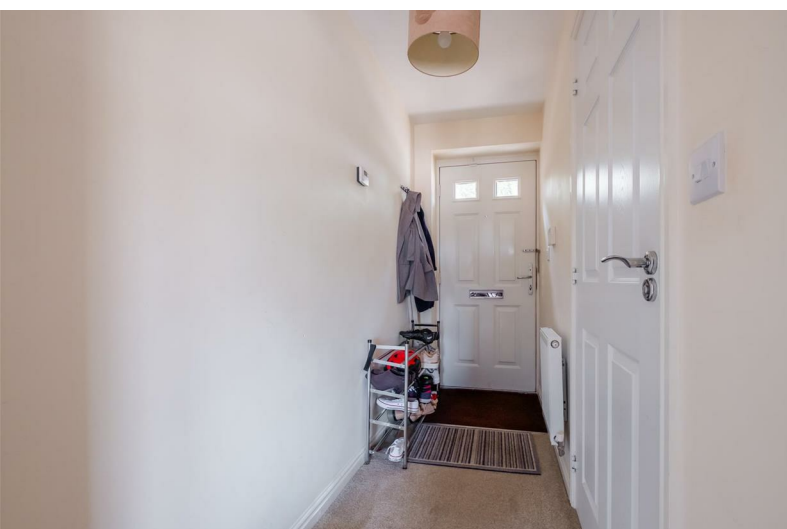




12 Newson Court

Lightcliffe, Halifax, HX3 8FE

Offers Over £205,000



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Situated on a QUIET CUL-DE-SAC in the popular residential area of LIGHTCLIFFE, just a short walk from Lightcliffe Stray and close to Brighouse town centre, is this modern family home. Offered for sale with NO UPWARD CHAIN and externally benefiting from a DRIVEWAY providing off-road parking for two cars and a REAR GARDEN, the property internally comprises: a kitchen, a living room with patio doors leading out into the garden, a useful ground floor WC/ cloakroom, two bedrooms and a bathroom with a shower over the bath. The property is in a sought after location and is well-presented throughout - internal viewings are recommended!

Living Room

With oak-effect laminate flooring and patio doors to the rear garden.

Kitchen

A front facing kitchen with wall and base units, an inset stainless steel sink and drainer and space for free-standing appliances. There is a fitted oven and four-ring gas hob.

Ground Floor WC / Cloakroom

A useful ground floor WC.

Bedroom One

A good-sized double bedroom.

Bedroom Two

A good-sized second bedroom.

Bathroom

A modern bathroom with a white three piece suite, comprising: WC, hand basin and bath with overhead shower. With part-tiled walls.

External

The front of the property provides off-road parking. To the rear of the property there is a pleasant garden.

PLEASE NOTE

The owner is required to pay an annual maintenance fee for the upkeep of the communal areas of the estate. It is approximately £80 per household and is next due February 2025.

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Directions

For Satnav please use the postcode HX3 8FE

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

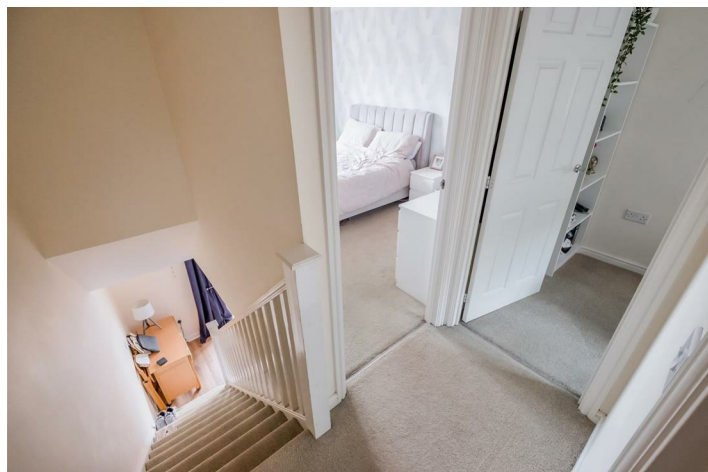
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and 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.



Road Map



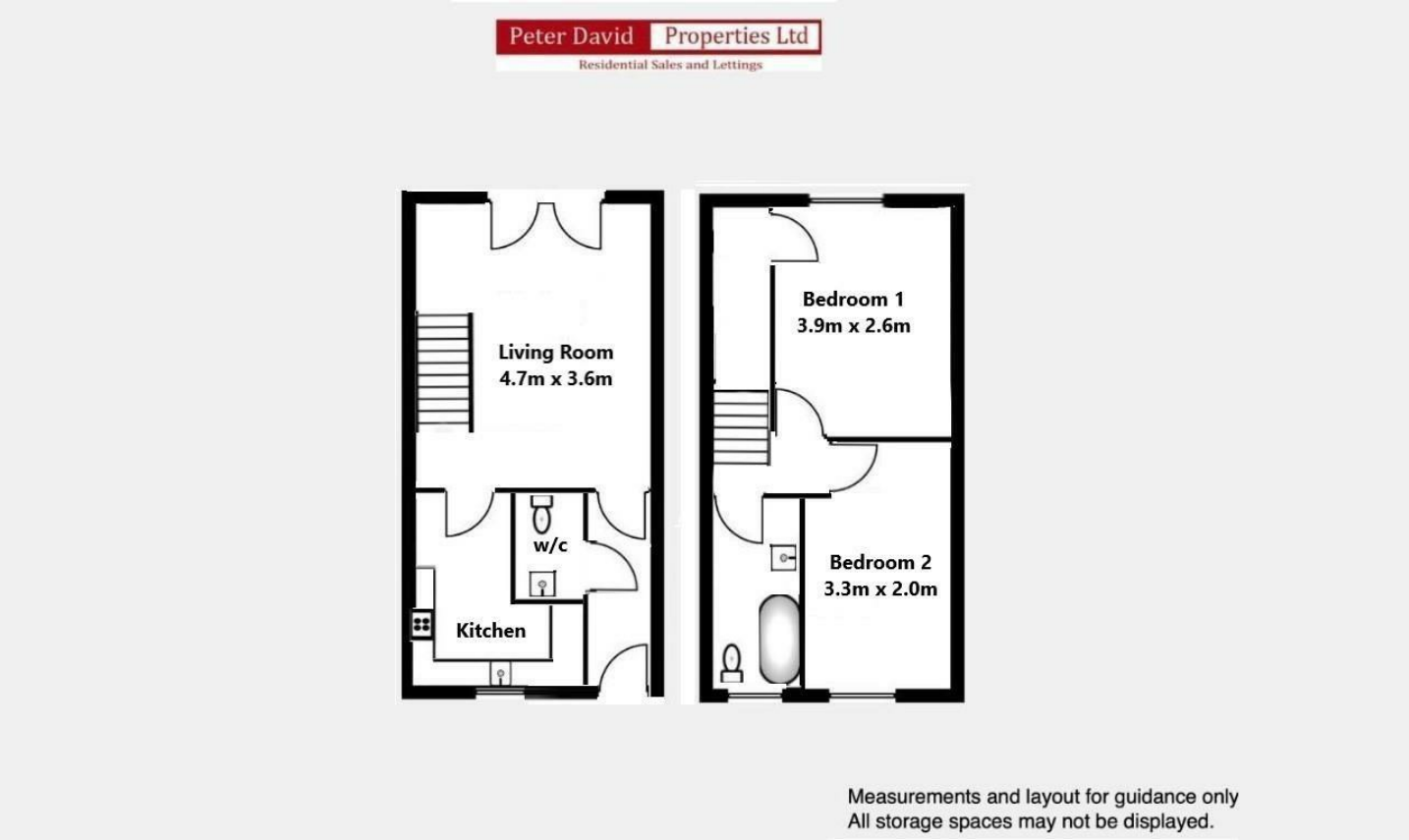
Hybrid Map



Terrain Map



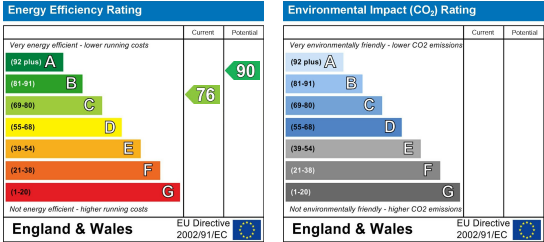
Floor Plan



Viewing

Please contact us on 01422 415776 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.