

# Peter David

# Properties Ltd

Residential Sales and Lettings



**Godfrey Road,**

**£259,995**





It is with great pleasure Peter David bring this extended family home to the market. THREE BEDROOMS, Located within this prestigious area of Calderdale, this property will make a super family home. With a driveway providing off road parking, detached garage and gardens front and rear.

The internal accommodation briefly comprises of, an entrance hallway, living room and dining kitchen. To the first floor there are three bedrooms, bathroom and a separate WC.

Good schools are nearby including the 'All Saints Primary School', 'Crossley Heath Grammar School' and 'The Gleddings Preparatory School'. There are ample facilities and amenities close by. Savile Park is only a short walk away and Calderdale Royal Hospital is just across the road. Halifax centre is a short 10 minute drive and the M62 network provides excellent commuter links to those working further afield.

- THREE BEDROOMS
- SEMI DETACHED
- DETACHED GARAGE
- LARGE REAR GARDEN
- DRIVEWAY
- SOUGHT AFTER LOCATION
- EPC RATING - D
- COUNCIL TAX BAND - C

## Accommodation

### Entrance hall

As you enter the property you will find a entrance hallway, with a staircase leading to the first floor, central heating radiator and doors leading to the Kitchen and Lounge.

### Lounge

15'11" x 13'0" (4.87 x 3.97)

The lounge is generously sized and benefits from abundant natural light, thanks to a double glazed bay window and an additional double glazed window. It features a gas fire with an attractive surround, as well as a ceiling rose and coving. Central heating radiator.

### Dining kitchen

12'11" x 9'4" (3.95 x 2.85)

The kitchen boasts a variety of coordinated wall and base units, complemented by the work surfaces. Tiled splashback, stainless steel sink and ceramic hob offer practicality and convenience. An integrated electric oven is also included. There is ample space for essential appliances such as a washing machine, tumble dryer, dishwasher, and microwave. Additionally, a convenient pantry provides extra storage. The kitchen is well-lit with two double glazed windows, and UPVC patio doors lead to the rear garden. Two central heating radiators and there is plenty of room to accommodate a dining table and chairs.

### First floor

The first floor landing offers storage above the stairs and a storage cupboard. Central heating radiator and a double glazed window.

### Bedroom one

10'4" x 12'1" (3.15 x 3.7)

Double bedroom with built in sliding wardrobes, central heating radiator and double glazed window.

### Bedroom two

7'6" x 10'4" (2.3 x 3.17)

Double bedroom with a double glazed window and central heating radiator.

### Bedroom three

5'5" x 7'8" (1.67 x 2.35)

Single bedroom with a central heating radiator and double glazed window.

### Bathroom

Partly tiled with a white two piece suite which comprises of, shower over the bath, pedestal wash hand basin, central heating radiator and frosted double glazed window.

### WC

Partly tiled with a low flush WC, central heating radiator and frosted double glazed window.

### External

To the front of the property there is a shared driveway, and a lawn boarded by well established plants and shrubs. To the rear of the the property you will find a detached garage and a large well maintained enclosed garden, with a flagged patio, lawn and large shed to the rear.

### Garage

8'2" x 15'8" (2.5 x 4.8)

### Directions

Please use post code HX3 0ST for sat nav directions.

### PLEASE NOTE

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



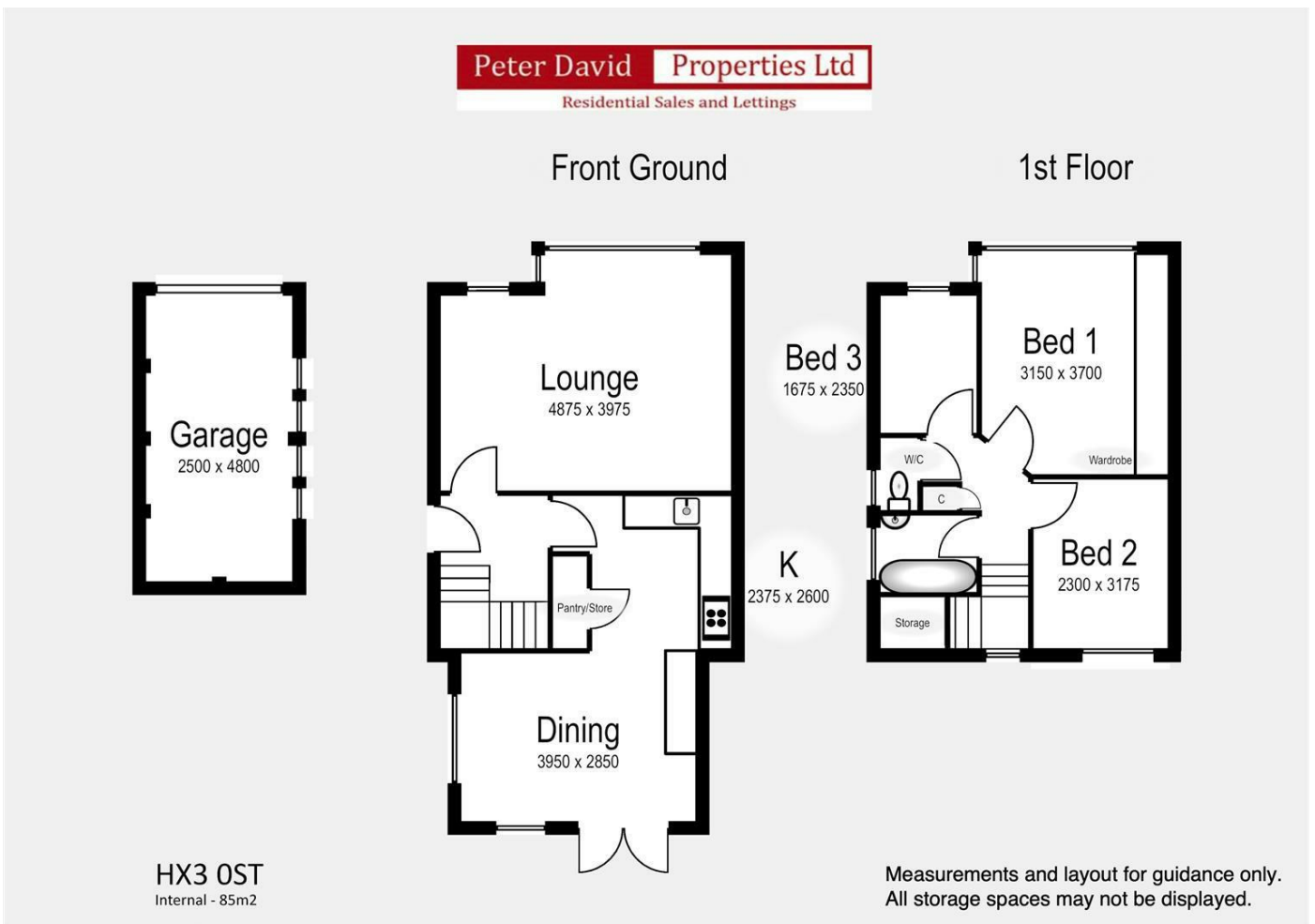
## Hybrid Map



## Terrain Map



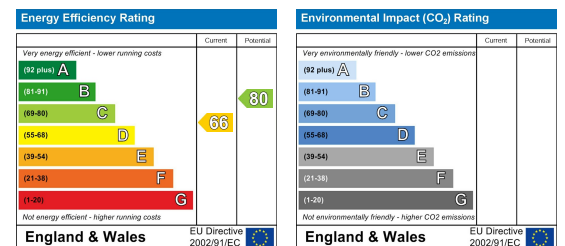
## Floor Plan



## Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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