

# Peter David

# Properties Ltd

Residential Sales and Lettings



**Linden Road,**

**£400,000**





Peter David Properties are delighted to offer for sale this superb three bedroom detached home. Located in the much sought-after prestigious, residential area of Savile park. This property is sold with no upward chain.

The property briefly comprises of a large entrance hall with a storage cupboard and a downstairs WC, study, fitted kitchen, large living room with dining area which leads to the second sitting room. Upstairs there are three bedrooms with master en suite and the family bathroom. Externally there is a gated driveway and a double garage. To the rear there is a spacious enclosed garden, patio and summer house.

Great 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 around the corner. Halifax centre is a short 10 minute drive and the M62 network provides excellent commuter links to those working further afield.

- DETACHED FAMILY HOME WITH DRIVE AND GARDENS
- GATED DRIVEWAY AND DOUBLE GARAGE
- WELL ESTABLISHED GARDENS FRONT AND REAR
- THREE BEDROOMS
- SOLD WITH NO UPWARD CHAIN
- MUCH SOUGHT AFTER PRESTIGIOUS LOCATION
- COUNCIL TAX BAND - E
- EPC RATING - D

## Accommodation

### Entrance hall

A spacious entrance hall with access to the Study, ground floor WC, Kitchen and living area. Useful under stairs storage cupboard.

### Lounge

11'5" x 21'8" (3.5 x 6.62)

A spacious lounge with a feature fireplace, double glazed windows to both front and rear providing ample natural light. Central heating radiator.

### Dining area

12'1" x 9'10" (3.7 x 3)

With ample room for a large dining table and chairs, double glazed patio doors leading to the rear garden.

### Second sitting room

14'6" x 17'6" (4.42 x 5.35)

A useful addition to this home, with a central heating radiator and large patio doors leading to the rear garden.

### Kitchen

10'0" x 13'0" (3.05 x 3.97)

With a range of matching wall and base units with complementary work surfaces, one and a half bowl sink, oven, ceramic hob and extractor hood. Space for a number of appliances including, a dish washer, washing machine and tumble dryer. Double glazed window.

### Study

10'0" x 8'8" (3.05 x 2.65)

This room lends itself to a variety of uses, with two double glazed windows and a central heating radiator.

### WC

Partly tiled with a white two piece suite which comprises of a low flush WC, pedestal wash hand basin and a frosted double glazed window.

## First floor

### Bedroom one

13'5" x 12'3" (4.1 x 3.75)

Double bedroom with a central heating radiator and double glazed window, door leading to the en suite.

### En suite

With a white three piece suite which comprises of a low flush WC, vanity unit wash hand basin, shower enclosure, chrome towel warmer and frosted double glazed window.

### Bedroom two

10'0" x 12'11" (3.05 x 3.95)

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

### Bedroom three

9'8" x 11'5" (2.97 x 3.5)

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

### Bathroom

9'8" x 5'4" (2.97 x 1.65)

Partly tiled with a three piece suite which comprises of a pedestal wash hand basin, bath, low flush WC, central heating radiator and frosted double glazed window.

### External

To the front of the property you will find a gated driveway and a double garage. To the rear there is a spacious enclosed garden, patio and summer house.

### Double garage

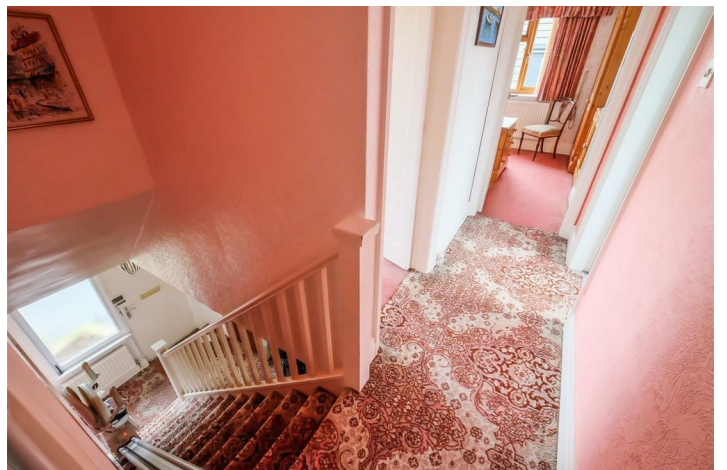
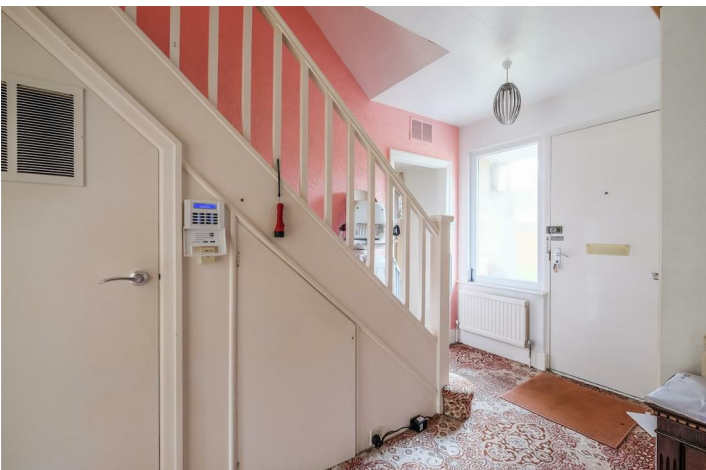
15'7" x 17'2" (4.75 x 5.25)

### Directions

Please use post code HX3 OBS 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 WHATSOEVER IN RELATION TO THIS PROPERTY.



## Road Map



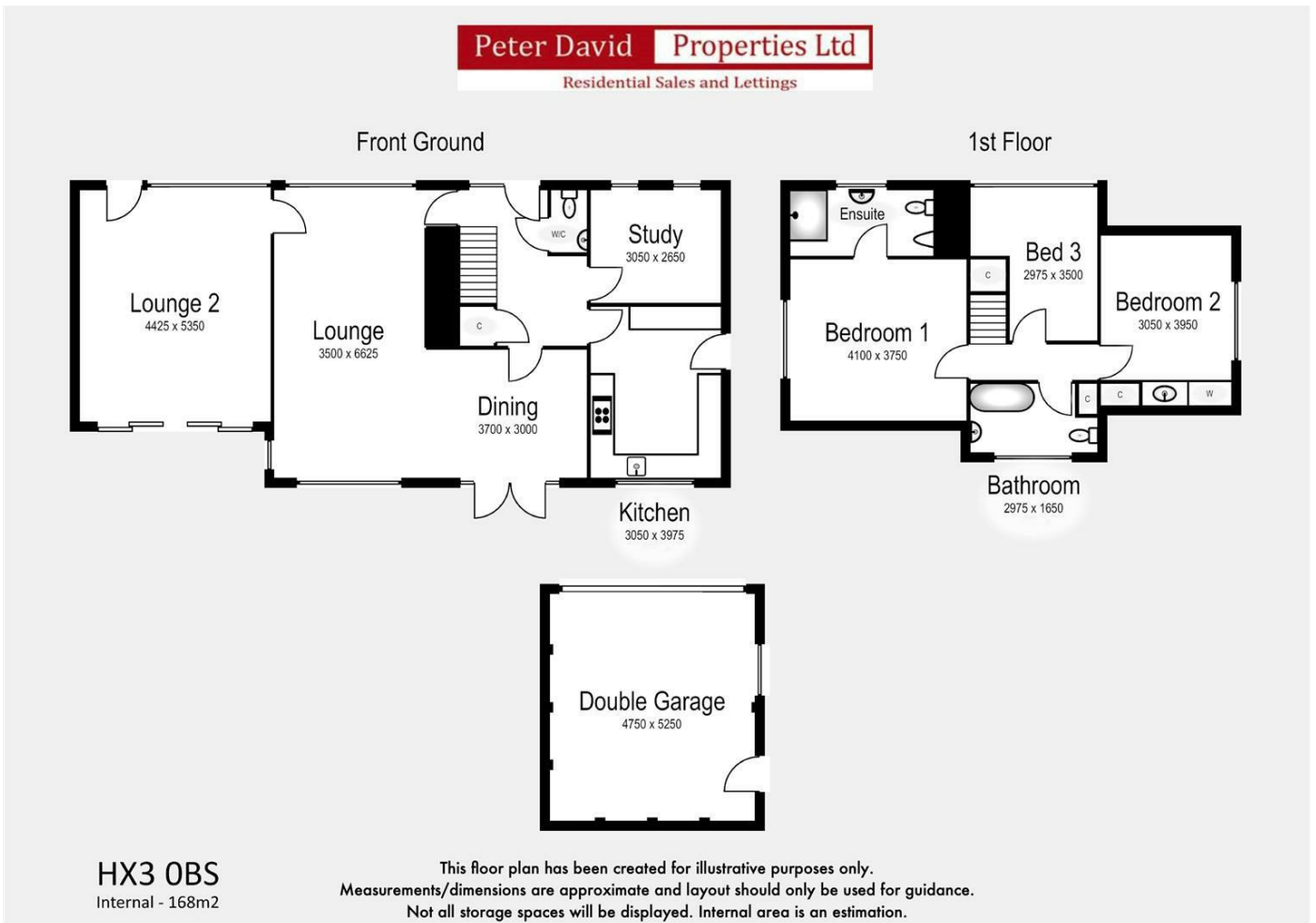
## Hybrid Map



## Terrain Map



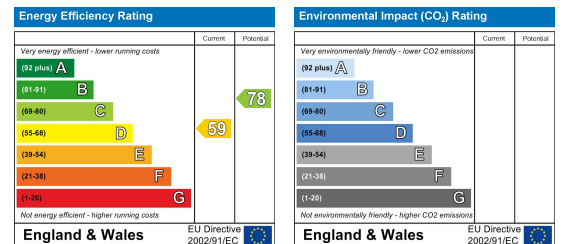
## Floor Plan



## 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



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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