

Peter David

Properties Ltd

Residential Sales and Lettings



Heathfield Place,

Offers Over £380,000





TO BE SOLD WITH NO UPWARD CHAIN. Peter David Properties have great pleasure in bringing to market this substantial FOUR BEDROOM stone built Victorian terrace to market. Situated on a larger than average plot with off road parking. Set within the much sought after location of Calderdale this residence will make a super family home. This stone built end terrace is beautifully presented and provides a most elegant range of generously proportioned accommodation ideal for a family.

The internal accommodation briefly comprises of; Entrance hall, lounge, dining room, dining kitchen, utility room and a sun room. To the first floor you will find four bedrooms with the principal bedroom having an en suite and house bathroom. The property also benefits from three large cellar rooms.

Nestled in a highly coveted residential location, the property provides convenient access to the amenities of Skircoat Green and Savile Park, including exceptional schools. Furthermore, it offers seamless connectivity to Halifax town centre and the trans-Pennine road and rail network, linking the thriving business hubs of Manchester and Leeds. Rarely does an opportunity present itself to acquire such a high-caliber family home in this sought-after location. An early viewing is strongly recommended to avoid missing out on this unique property.

- SUPERB FOUR BEDROOM HOME
- NO UPWARD CHAIN
- LARGE VICTORIAN END TERRACE
- SITUATED ON A SPACIOUS PLOT
- OFF ROAD PARKING
- EPC RATING - E
- COUNCIL TAX BAND - D
- SOUGHT AFTER LOCATION

## Accommodation

### Lounge

15'10" x 17'0" (4.85 x 5.2)

A well presented spacious lounge with a feature gas fire and surround, cornice and ceiling rose. Wall lights, two central heating radiators and a large double glazed window providing ample natural light.

### Dining room

13'11" x 16'1" (4.25 x 4.92)

With space for an ornamental stove, cornice and wall lights. Central heating radiator and a large double glazed window.

### Dining kitchen

18'10" x 17'10" (5.75 x 5.45)

With a range of custom-built solid wood wall and base cabinets with wood effect worksurfaces, one and a half bowl ceramic sink and mixer tap. Free standing gas cooker, tiled splash back and extractor hood. Space for a free standing fridge freezer. Two double glazed windows, french doors leading to the rear garden and further patio doors to small, secluded area. There is ample space for a dining table and chairs, door providing access to the cellars, patio doors and door leading to the utility room.

### Utility room

9'10" x 8'6" (3 x 2.6)

With a range of wall and base units with wood effect work tops, stainless steel sink and drainer and space for a number of appliances including a washing machine, tumble dryer and dishwasher. Double glazed window and door leading to the sun room.

### Sun room

9'0" x 12'9" (2.75 x 3.9)

A useful addition to this home, with double glazed windows and door leading to the garden.

## First floor

### Bedroom one

14'7" x 17'10" (4.47 x 5.45)

A large double bedroom with windows to both front and rear. Two central heating radiators. Loft access and door leading to the en suite.

### En suite

7'6" x 5'1" (2.3 x 1.55)

Partly tiled with a white three piece suite which comprises of a shower enclosure, low flush WC, wall hung wash hand basin, chrome towel warmer and a window.

### Bedroom two

15'10" x 17'2" (4.85 x 5.25)

Large double bedroom with built in wardrobes, ornamental cast iron fireplace with tiled hearth. Central heating radiator and a large window.

### Bedroom three

13'9" x 15'11" (4.2 x 4.87)

Large double bedroom with built in wardrobes, central heating radiator and a large window.

### Bedroom four

7'3" x 11'8" (2.22 x 3.57)

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

### Bathroom

5'7" x 12'2" (1.72 x 3.72)

Partly tiled with a white four piece suite which comprises of a bath, shower enclosure, pedestal wash hand basin, low flush WC and a window.

## Lower ground floor

### Cellar room one

15'10" x 17'2" (4.85 x 5.25)

### Cellar room two

13'9" x 15'11" (4.2 x 4.87)

### Cellar store room

7'2" x 12'9" (2.2 x 3.9)

## External

To the rear of the property there is a gated driveway providing off road parking. A further gate then provides access to the rear enclosed garden, a patio and flower beds with a variety of well established plants and shrubs. To the front of the property there is a large garden with a path leading up to the front door, bordered with a variety of well established trees and bushes, a flagged patio and lawn. There are external power supplies to rear garden and the small secluded secret garden.

## Directions

To find the property, you can download a free app called What3Words.

The three words for this property are: moved.motel.bond

For sat nav directions the post code is HX3 0BX.

## 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



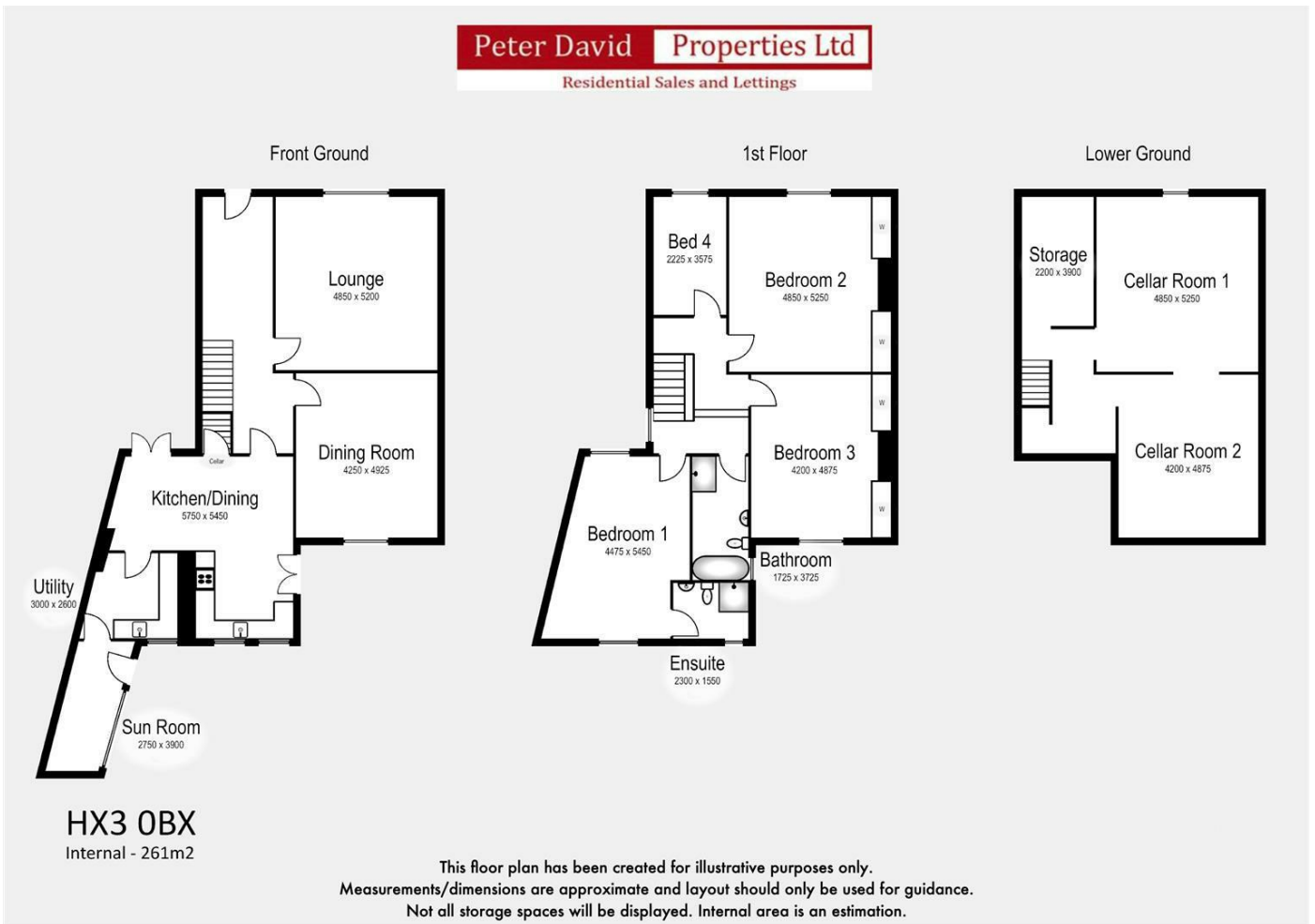
## Hybrid Map



## Terrain Map



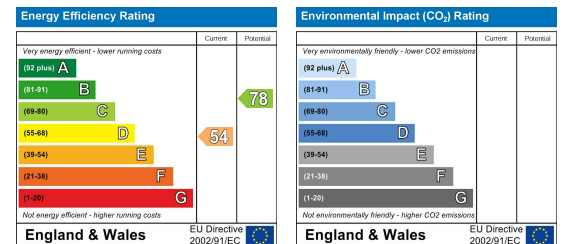
## Floor Plan



## 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



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