

Peter David

Properties Ltd

Residential Sales and Lettings



Heath Royd,

£350,000





Peter David properties are delighted to bring to market this THREE BEDROOM semi-detached home, located in the sought after area of Halifax. This property boasts two spacious reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With three bedrooms and a four piece bathroom suite, there is ample space for a growing family. Externally there is a driveway providing off road parking and a garage. The property also benefits from a useful cellar.

Heath Royd is a sought-after location known for its peaceful surroundings yet easy access to a range of amenities including local shops, schools, and beautiful green spaces for leisurely walks or outdoor activities.

- THREE BEDROOM FAMILY HOME
- SEMI DETACHED
- WELL PRESENTED AND READY TO MOVE IN TO
- SOUGHT AFTER LOCATION
- OFF ROAD PARKING AND A GARAGE
- EPC RATING - TO FOLLOW
- COUNCIL TAX BAND - C

Accommodation

Entrance hall

Enter the property via a glazed wooden door bordered by stain glass windows. A welcoming entrance with a central heating radiator and stairs leading to the first floor.

Lounge

13'5" x 14'0" (4.1 x 4.27)

A good size lounge with a feature gas fire and original vintage arts and crafts surround. A delightful bay window with original stained glass and a central heating radiator.

Kitchen

7'11" x 8'7" (2.42 x 2.62)

With a range of matching wall and base units, granite work surfaces and complementary splashback. Space for a free standing cooker and extractor hood. Belfast sink and mixer tap, integrated dish washer and space for a free standing fridge freezer.

Dining room

13'5" x 22'10" (4.1 x 6.97)

A spacious open plan dining room/ conservatory, ample space for a dining table and sitting area, a great space for entertaining.

Cellar

12'8" x 14'11" (3.87 x 4.55)

First floor

Bedroom one

12'10" x 14'0" (3.92 x 4.27)

Double bedroom with built in sliding mirrored wardrobes, bay window facing the front elevation and a central heating radiator.

Bedroom two

11'11" x 12'1" (3.65 x 3.7)

Double bedroom with a central heating radiator and window facing the rear elevation.

Bedroom three

7'2" x 7'10" (2.2 x 2.4)

Single bedroom with a central heating radiator and window facing the front elevation.

Bathroom

8'1" x 7'11" (2.47 x 2.42)

Partly tiled with a white four piece suite which comprises of a shower enclosure, bath, vanity unit wash hand basin, low flush WC, under floor heating, mirrored cabinet and stained glass window.

Garage

9'2" x 17'4" (2.8 x 5.3)

External

To the front of the property there is a lawn and a parking space, shared driveway leading up to the garage. To the rear there is an enclosed flagged garden, a great space for entertaining in the summer months.

Directions

Please use post code HX3 0NW 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



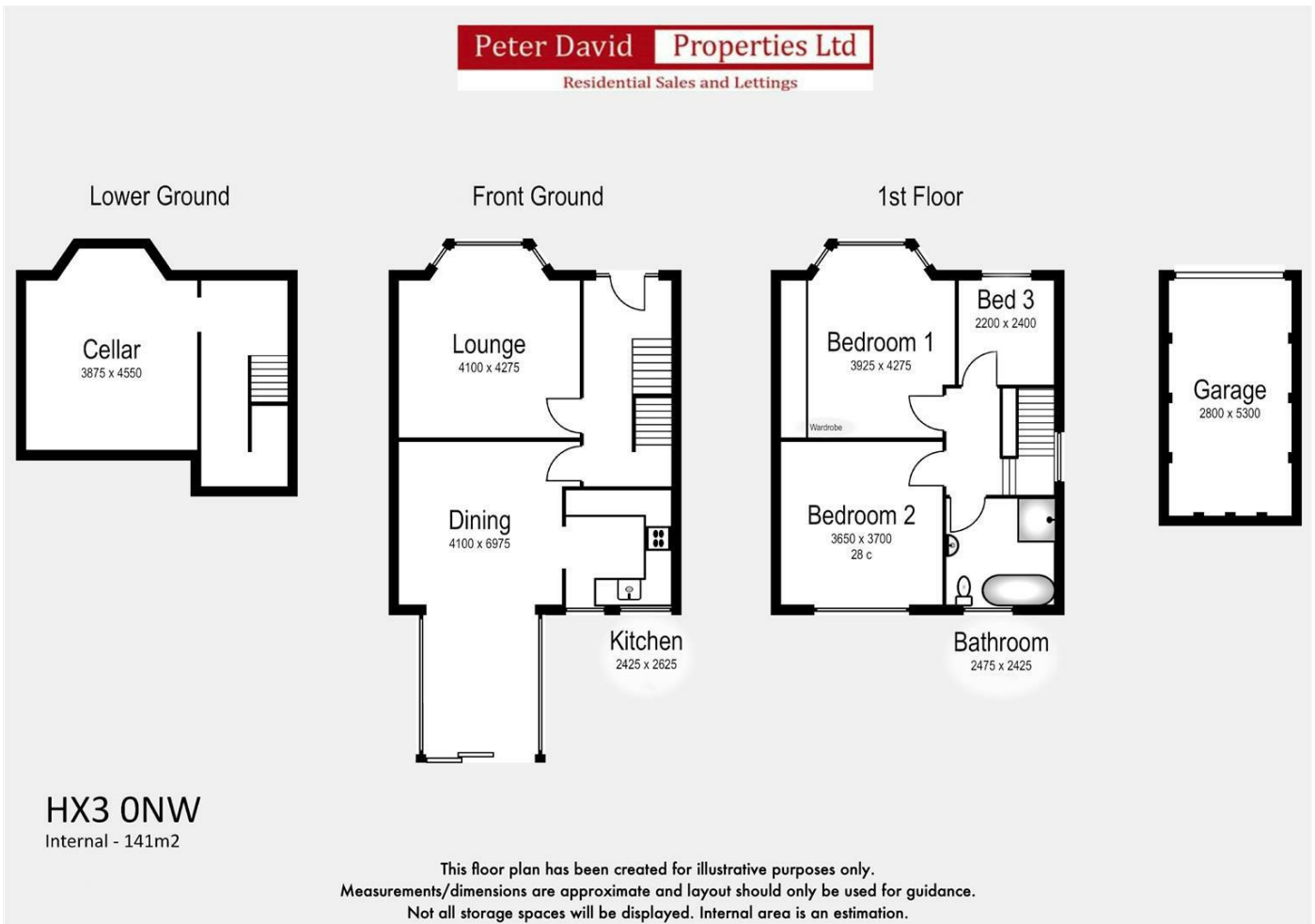
Hybrid Map



Terrain Map



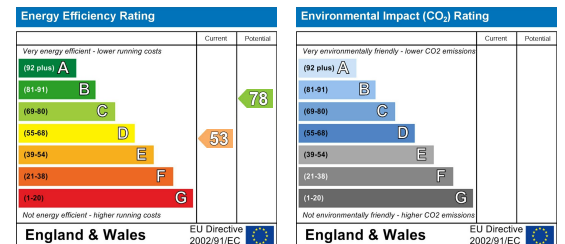
Floor Plan



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



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.

361 Skircoat Green Road,
Halifax
HX3 0RP

102 Commercial Street
Brighouse HD6 1AQ

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

www.peterdavid.co.uk

T: 01422 366948
E: halifax@peterdavid.co.uk

T: 01484 719191
E: brighouse@peterdavid.co.uk

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191
E: huddersfield@peterdavid.co.uk