

Peter David

Properties Ltd

Residential Sales and Lettings



Heath Crescent, Free School Lane

Offers Over £350,000





Nestled in the prestigious area of Savile Park, this FOUR BEDROOM Victorian terrace on Free School Lane is a true gem waiting to be discovered.

This property exudes character with period features, it is in need of modernisation but has great potential, offering generously proportioned living spaces that are perfect for a growing family. The ground floor includes an entrance hallway, lounge, dining room, utility room and bathroom. The lower ground floor features 2 cellar rooms and access to the integral garage. On the first floor there are two double bedrooms, a house bathroom, separate w.c and the kitchen. On the second floor there are two further double bedrooms and sliding doors to a home office and storage area. The hallway has plenty of room and is currently utilised as a home office.

Conveniently located near top-rated schools such as 'All Saints Primary School', 'Crossley Heath Grammar School', and 'The Gleddings Preparatory School', this home is perfect for families with children. Additionally, with Savile Park and Halifax centre just a short stroll away, you'll have all the amenities and facilities you need within easy reach.

For commuters, the M62 network offers excellent links to destinations further afield, making this property not only a beautiful family home but also a practical choice for those who need to travel for work.

- 4 BEDROOM PROPERTY
- KITCHEN AND UTILITY ROOM
- 2 BATHROOMS
- GARDEN TO THE FRONT
- PATIO TO REAR ON 1ST FLOOR
- INTEGRAL GARAGE
- FANTASTIC LOCATION
- EPC RATING D
- COUNCIL TAX BAND E

Accommodation

Entrance Hallway

With 2 doors, one leading upstairs and one leading to the ground floor rooms.

Lounge

15'2" x 19'8" (4.63 x 6)

Spacious lounge with large bay window allowing plentiful natural light and two central heating radiators.

Dining Room

15'2" x 16'0" (4.63 x 4.9)

Spacious dining room with built in storage cupboards and two central heating radiators.

Utility Room

11'3" x 14'11" (3.45 x 4.55)

With a range of wall and base units and complementary work surfaces. Central heating radiator, window, boiler, door to the side and rear of the house.

Bathroom

10'11" x 6'3" (3.35 x 1.93)

Partly tiled with a three piece suite which comprises: WC, bath with shower over the bath and pedestal wash hand basin. Central heating radiator and frosted window.

1st Floor

Hallway with central heating radiator leading to the WC, bathroom and back door to patio.

Bedroom 1

15'2" x 19'8" (4.63 x 6)

Large double bedroom with a large bay window and central heating radiator.

Bedroom 2

15'2" x 16'0" (4.63 x 4.9)

Large double bedroom with built in storage, window and central heating radiator.

Bathroom

6'11" x 10'2" (2.13 x 3.1)

Tiled with a four piece suite which comprises: bath, separate shower enclosure, bidet and wash hand basin vanity unit. Central heating radiator, frosted window and water heater.

Separate W.C

Free standing W.C, frosted window and central heating radiator.

Kitchen

8'5" x 10'11" (2.58 x 3.33)

With a range of matching wall and base units and complementary work surfaces, stainless steel sink and window.

2nd Floor

Large Hallway/ Study Area

Large hallway with velux window which can be utilised as a study/ home office and storage.

Home Office and Storage

Sliding doors to a home office with central heating radiator and storage area.

Bedroom 3

15'5" x 16'2" (4.7 x 4.95)

Large double bedroom, velux window and central heating radiator.

Bedroom 4

13'8" x 11'11" (4.18 x 3.65)

Large double bedroom, velux window and central heating radiator.

Lower Ground Floor

Cellar Room 1

15'2" x 19'8" (4.63 x 6)

Cellar Room 2

8'6" x 12'4" (2.6 x 3.78)

Integral Garage

12'10" x 16'0" (3.93 x 4.9)

External

External - To the front of the property there is a beautifully maintained enclosed garden with a variety of plants and shrubs and patio area, path leading up to the front door. To the rear of the property there is a driveway for 2 cars leading up to the garage. There is also a patio from the 1st floor.

Directions

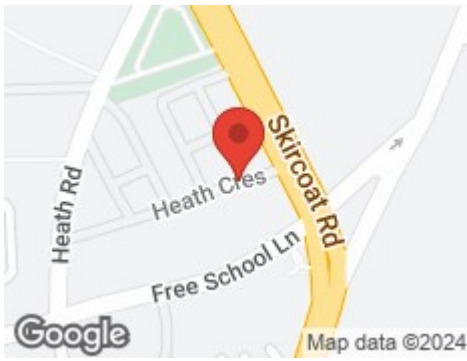
Please use the postcode HX1 2PW for sat nav directions

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.
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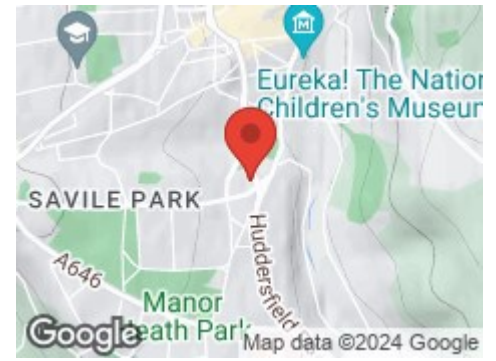
Road Map



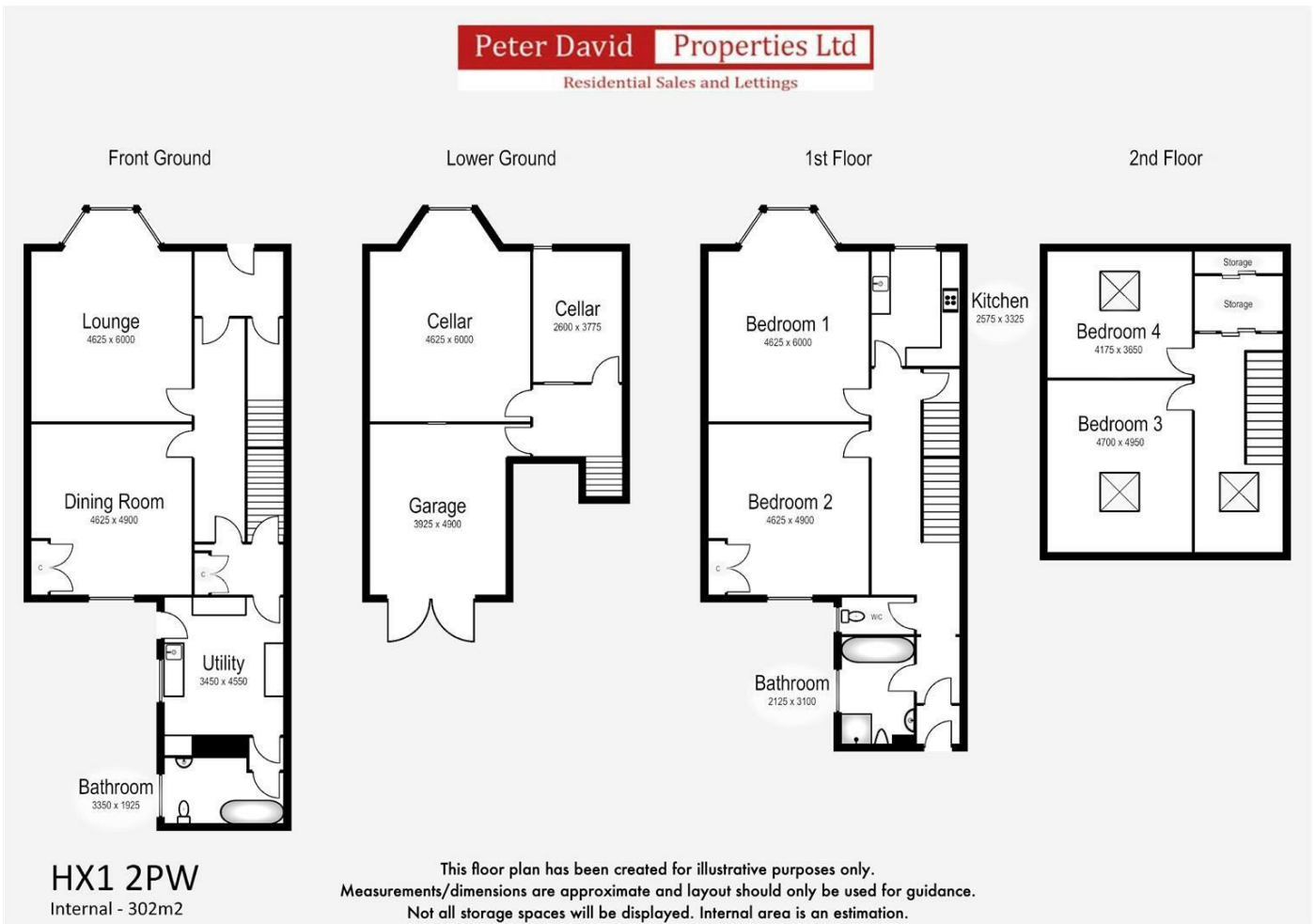
Hybrid Map



Terrain Map



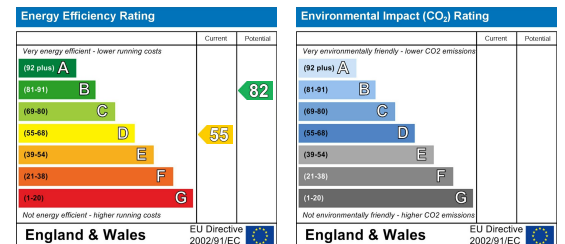
Floor Plan



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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