

Peter David

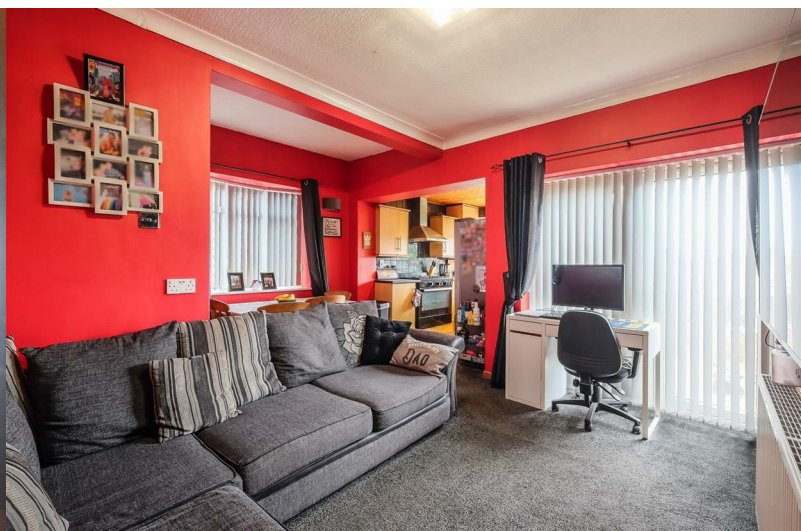
Properties Ltd

Residential Sales and Lettings



Highroad Well Lane,

Offers Over £260,000





Welcome to this charming 3-bedroom semi-detached house located on Highroad Well Lane in Halifax. This property boasts a spacious reception room and lounge, With three double bedrooms, there is plenty of space for a growing family or for those who enjoy having a home office or hobby room.

The house features a modern bathroom, perfect for unwinding after a long day. Additionally, the property includes a garage/workshop, providing ample storage space or the opportunity for DIY projects and extra parking.

One of the highlights of this property is the large rear garden, offering a peaceful retreat where you can enjoy outdoor activities or simply bask in the sunshine. The front drive adds convenience for parking, ensuring you never have to worry about finding a spot on the street.

Located in Halifax, this home provides a perfect blend of suburban tranquillity and easy access to amenities. Whether you're looking for a peaceful neighbourhood or a place to raise a family, this property offers the best of both worlds.

Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and experience the charm of Highroad Well Lane for yourself.

- THREE BEDROOM SEMI DETACHED PROPERTY
- OPEN KITCHEN/ LOUNGE
- 2ND LOUNGE
- 3 DOUBLE BEDROOMS
- MASTER EN-SUITE
- GARAGE/ WORKSHOP
- LARGE GARDEN
- EPC RATING D
- COUNCIL TAX BAND C

Accommodation

Open plan Kitchen/ Diner and Lounge

7'9" x 9'0" (2.38 x 2.75)

With a range of matching wall and base units with complementary work surfaces and tiled splash back. Stainless steel sink, gas hob, overhead extractor and integrated oven. Space for a washing machine, dryer and american style free standing fridge freezer. Space for a dining table and living area. Central heating radiator, double glazed window and patio doors to the garden.

2nd Reception room Lounge

15'10" x 13'5" (4.83 x 4.1)

A light and airy room, central heating radiator and double glazed bay window.

1st Floor

Bedroom 2

15'10" x 13'5" (4.83 x 4.1)

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

Bedroom 3

15'10" x 8'10" (4.83 x 2.7)

Double bedroom with central heating radiator and double glazed window.

Bathroom

6'0" x 6'0" (1.83 x 1.85)

Fully tiled with a white three piece suite, which comprises: bath with shower over the bath, low flush WC, hand basin, chrome towel warmer and frosted double glazed window.

2nd Floor

Bedroom 1

14'2" x 19'7" (4.33 x 5.98)

Large double bedroom with central heating radiator, double glazed windows, fitted wardrobe and storage.

En-suite

3'10" x 8'4" (1.18 x 2.55)

Partly tiled comprises: shower cubicle, low flush WC, hand basin, chrome towel warmer and velux window.

Garage/Workshop

21'3" x 21'9" (6.5 x 6.65)

Large garage/workshop with power and lighting, providing ample storage space or the opportunity for DIY projects or secure parking.

External

To the front of the property there is a driveway for off road parking leading to the front door. To the rear of the property via a shared driveway there is good size decked garden and patio, a great space for entertaining in the summer months. There is also additional off road parking in front of the garage/ workshop

Directions

Please use post code HX2 0LA 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



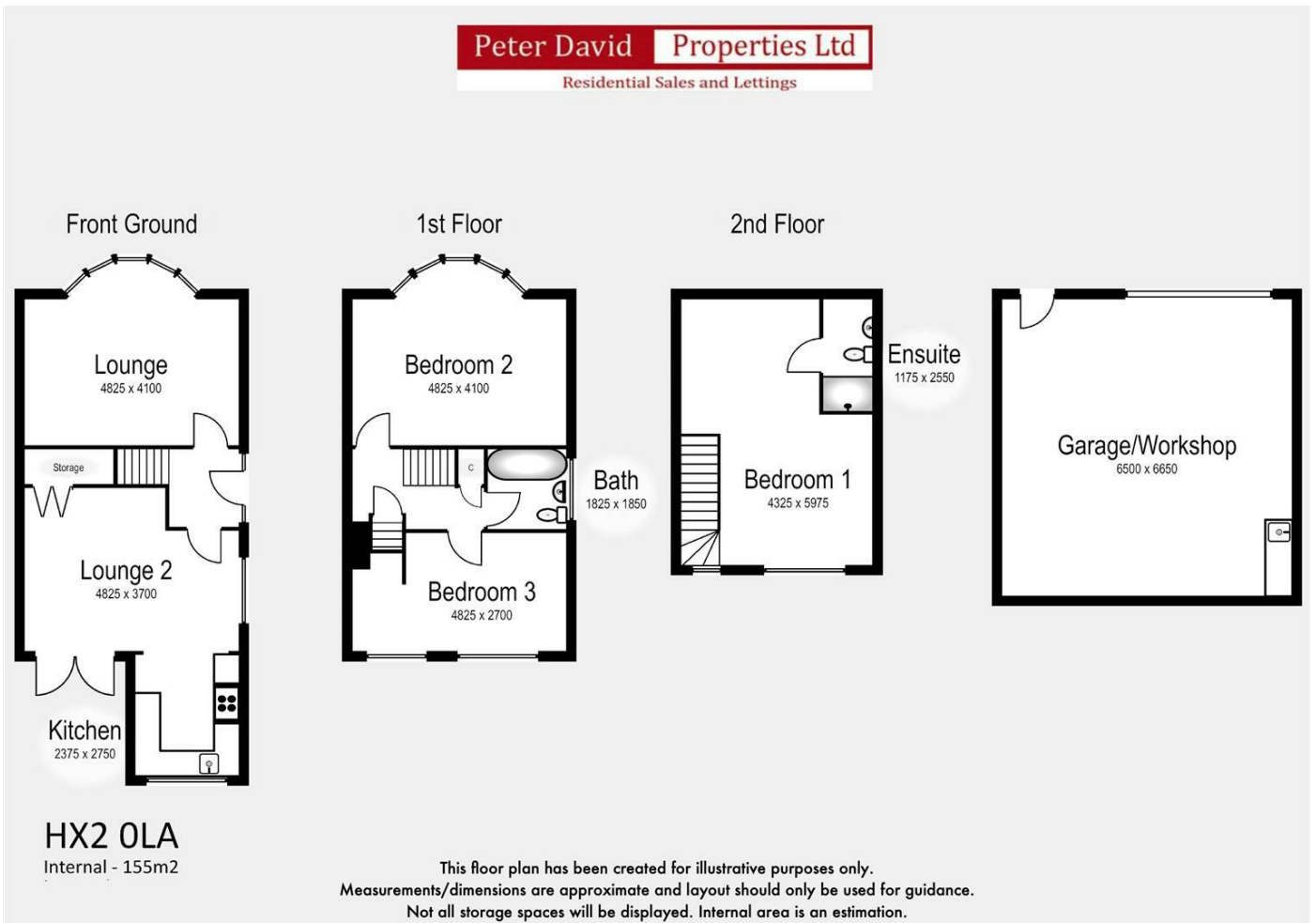
Hybrid Map



Terrain Map



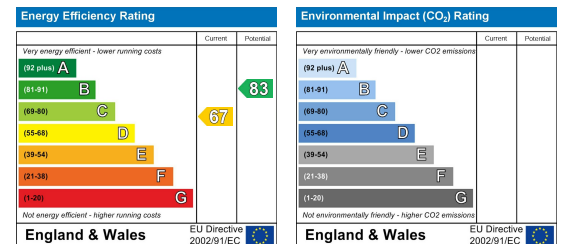
Floor Plan



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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