

# Peter David

# Properties Ltd

Residential Sales and Lettings



**Northedge Park, Hipperholme**

**£185,000**





Nestled in the charming Northedge Park area of Halifax, this delightful terraced house presents an excellent opportunity for those looking to create their dream home. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a comfortable living space.

The house features a welcoming reception room, perfect for relaxing or entertaining guests. The property is in need of modernisation, which is reflected in the asking price, allowing you to personalise the space to your taste and style. This is a fantastic chance to invest in a home that you can truly make your own.

One of the standout features of this property is the off-road parking, a valuable asset in this desirable location. Additionally, the rear garden offers a private outdoor space, perfect for enjoying the fresh air, gardening, or simply unwinding after a long day.

Situated in a sought-after neighbourhood, this home benefits from a range of local amenities, including shops, schools, and parks, all within easy reach. The vibrant community atmosphere makes Northedge Park an appealing place to live.

- TWO BEDROOM MID TERRACE
- DRIVE FOR OFF ROAD PARKING TO THE FRONT
- REAR GARDEN AND PATIO AREA
- DESIRABLE RESIDENTIAL LOCATION
- IN NEED OF MODERNISATION REFLECTED IN THE ASKING PRICE
- CLOSE TO LOCAL SCHOOLS
- EPC RATING C
- COUNCIL TAX BAND B

## Accommodation

### Entrance vestibule

### Living room

13'8" x 11'11" (4.17 x 3.65)

### Kitchen

14'0" x 7'0" (4.27 x 2.15)

## First floor

### Bedroom

17'3" x 9'4" (5.27 x 2.85)

### Bedroom

9'6" x 6'9" (2.90 x 2.07)

### Family bathroom

7'9" x 9'8" (2.37 x 2.95)

## External details

To the front of the property is a block paved driveway providing off road parking. To the rear a patio and garden.

## Directions

Please use the postcode HX3 8JW 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.



## A map snippet from Google Maps showing a location marked with a red pin. The pin is located on a road labeled 'Northedge Park'. To the left of the pin, the road is labeled 'Northedge Ln'. To the right of the pin, the road is labeled 'Northedge Ln'. The map data is dated 2025.



2025 Landsat / Copernicus, Maxar Technologies

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Front Ground

**HX3 8JW**  
Internal - 60m2

1st Floor

This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

**Energy Efficiency Rating**

Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
2002/81 <b>89</b>		
2002/91 <b>72</b>		

**Environmental Impact (CO<sub>2</sub>) Rating**

Rating	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
2002/81 <b>89</b>		
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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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