

Peter David

Properties Ltd

Residential Sales and Lettings



Park Close, Lightcliffe

Offers Over £300,000





Peter David Halifax are pleased to bring this four bedroom extended semi detached residence to the sales market presented to the highest standard. With off road parking, an enclosed rear garden and close to good local schools this will be of interest to a growing family looking to live in this well regarded location.

Lightcliffe has many local shops and amenities, and Brighouse is only a short 10 minute drive away. The M62 network is nearby for those wishing to commute further afield and Brighouse has it's own railway station.

The accommodation, set over two floors, briefly comprises of an entrance hallway, lounge, modern fitted dining kitchen (integrated dishwasher/double oven and microwave/hob), utility room, conservatory and downstairs shower room. To the first floor you will find four bedrooms (3 double 1 single) and the house bathroom. There is also a very useful boarded loft space with ladder access. As one would expect the property has double glazing, central heating and a security alarm system.

The property is to be sold with no upward chain.

- EXTENDED SEMI DETACHED RESIDENCE
- FOUR BEDROOMS TWO BATHROOMS
- SOLD WITH NO UPWARD CHAIN
- ENCLOSED GARDEN TO THE REAR
- HIGH STANDARD OF PRESENTATION THROUGHOUT
- SECURITY ALARM SYSTEM
- EPC BAND C
- COUNCIL BAND C

Accommodation

Entrance hallway

Lounge

11'9" x 15'3" (3.60 x 4.67)

Dining kitchen

22'9" x 10'4" (6.95 x 3.17)

Conservatory

7'7" x 9'0" (2.32 x 2.75)

Downstairs shower room

6'6" x 6'10" (2.00 x 2.10)

Utility room

6'6" x 4'3" (2.00 x 1.30)

Store room

First floor

Landing

Bedroom

13'6" x 11'4" (4.12 x 3.47)

Bedroom

9'0" x 14'5" (2.75 x 4.40)

Bedroom

9'0" x 11'3" (2.75 x 3.45)

Bedroom

7'0" x 14'4" (2.15 x 4.37)

Family bathroom

5'10" x 6'6" (1.80 x 2.00)

Loft room

External details

To the front you will find a private driveway providing off road parking. To the rear an enclosed garden.

Directions

Please use the postcode HX3 8SQ 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



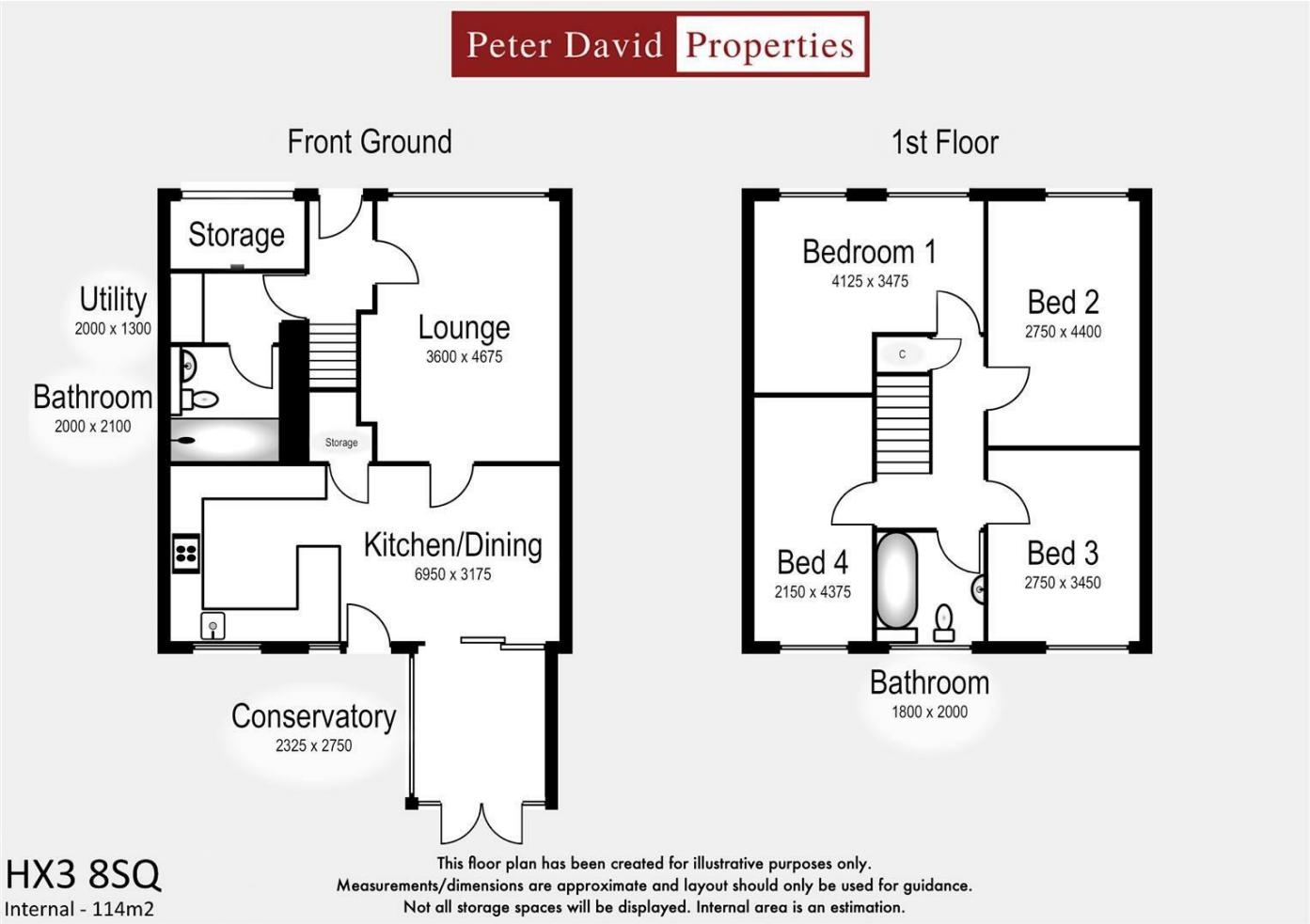
Hybrid Map



Terrain Map



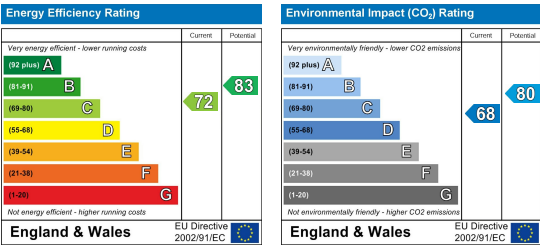
Floor Plan



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.

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