

# Peter David

# Properties Ltd

Residential Sales and Lettings



**Gleanings Avenue, Highroad Well**

**£165,000**





Nestled in the sought-after area of Highroad well, Halifax, this charming semi-detached house presents an excellent opportunity for both first-time buyers and those looking to downsize. With two well-proportioned bedrooms, this property offers a comfortable living space that is both practical and inviting.

The location is particularly appealing, situated in a popular area. Residents will appreciate the convenience of nearby amenities, including shops and schools, making it an ideal setting for families and professionals alike.

One of the standout features of this home is the off-road parking, providing a secure and hassle-free solution for your vehicle. Additionally, the enclosed rear garden offers a private outdoor space, perfect for enjoying sunny days, gardening, or entertaining guests.

This property is a must-see for anyone looking to settle in Halifax. With its desirable features and prime location, this semi-detached house is sure to attract interest. Don't miss the chance to make it your own.

- TWO DOUBLE BEDROOMS
- SEMI DETACHED
- OFF ROAD PARKING
- ENCLOSED REAR GARDEN
- POPULAR LOCATION
- CLOSE TO LOCAL AMENITIES
- EPC RATING - D
- COUNCIL TAX BAND - B

## Accommodation

### Entrance vestibule

#### Lounge

11'6" x 13'11" (3.52 x 4.25)

#### Kitchen

14'5" x 8'8" (4.4 x 2.65)

### First floor

#### Bedroom one

14'5" x 10'9" (4.4 x 3.3)

#### Bedroom two

8'8" x 10'0" (2.65 x 3.05)

#### Bathroom

5'6" x 7'1" (1.7 x 2.17)

### External

To the front of the property there is a driveway providing off road parking for two cars. To the rear you will find an enclosed rear garden with a flagged patio, lawn and garden shed.

### Directions

Please use postcode HX2 0NX 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.



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## A map snippet from Google Maps showing Norton Town, West Virginia. A red location pin is placed in Norton Town. To the south is Warley Town, and to the east is Spring Hall Ln. The map includes the Google logo and copyright text 'Map data ©2025 Google'.

**Peter David Properties**

Front Ground

Lounge  
3525 x 4250

Kitchen  
4400 x 2650

Storage

1st Floor

Bedroom 1  
4400 x 3300

Bed 2  
2650 x 3050

Bath  
1700 x 2175

C

**HX2 0NX**  
Internal - 58m<sup>2</sup>

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		Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>		62	86
<p>Not energy efficient - higher running costs</p>			

  

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p>		62	86
<p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>			

  

England & Wales		EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

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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