

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.



A map snippet from Google Maps showing the location of Finesse Driving Academy. The academy is marked with a red pin on Paddock Ln. Other visible streets include Manings Ave and Golf Ave. A blue location pin icon is also visible on Paddock Ln. The Google logo and 'Map data ©2025' are at the bottom.

A map snippet from Google Maps showing the area around Norton Town and Warley Town. A red location pin is placed in the Norton Town area. The map includes labels for 'NORTON TOWN', 'WARLEY TOWN', and 'Spring Hall Ln'. The Google logo and 'Map data ©2025 Google' are visible at the bottom.

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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 ONX
Internal - 58m²

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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

EU Directive 2002/91/EC

England & Wales

62

Environmental Impact (CO₂) Rating

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

EU Directive 2007/10/EC

England & Wales

86

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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