

# Peter David

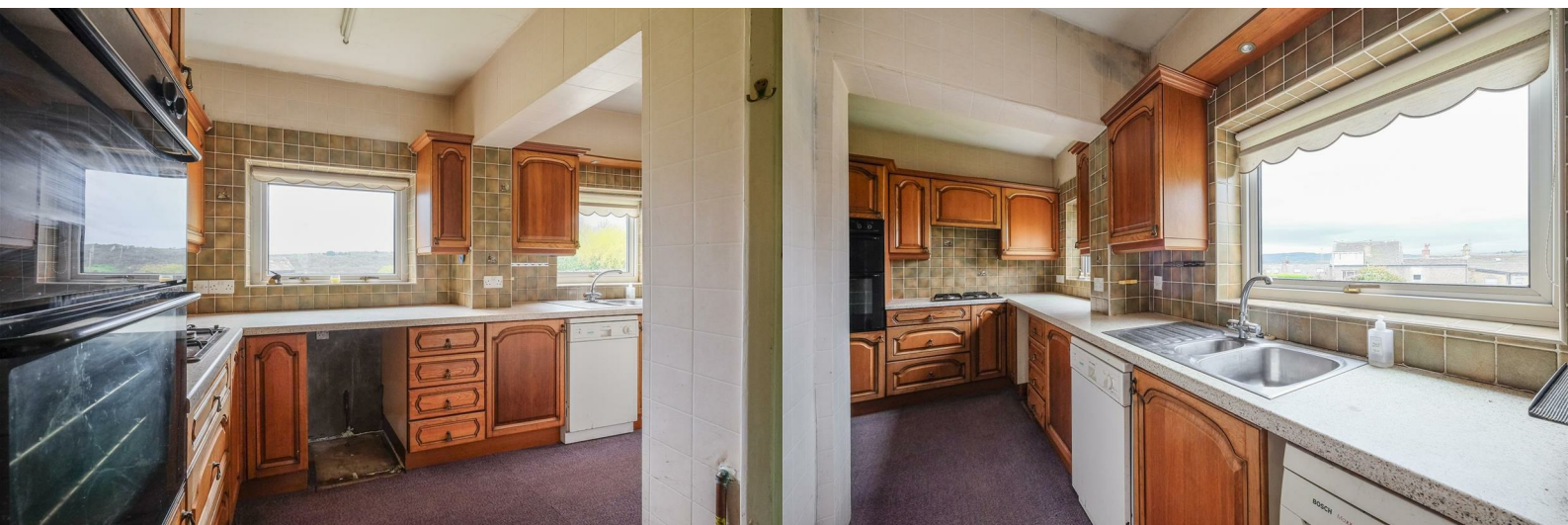
# Properties Ltd

Residential Sales and Lettings



**Green Park Road, Skircoat Green**

**Offers In The Region Of £275,000**







Welcome to Green Park Road, Halifax - a prestigious location this delightful semi-detached house presents an excellent opportunity for families and individuals alike. The property boasts three well-proportioned bedrooms, providing ample space for restful nights and personal retreats. The inviting reception room serves as a perfect gathering space for family and friends, ideal for both relaxation and entertaining. This property benefits from a conservatory with views across the garden.

The house features a well-appointed bathroom, ensuring convenience for daily routines. With its practical layout and comfortable living spaces, this home is designed to cater to modern living needs.

Situated in a friendly neighbourhood, residents will appreciate the local amenities and the sense of community that Halifax offers. This property is not just a house; it is a place where memories can be made and cherished. Whether you are looking to settle down or invest, this semi-detached home on Green Park Road is a wonderful choice.

Good schools are nearby including the 'All Saints Primary School', 'Crossley Heath Grammar School' and 'The Gleddings Preparatory School'. There are ample facilities and amenities close by. Savile Park is only a short walk away and Calderdale royal hospital is just around the corner. Halifax centre is a short 10 minute drive and the M62 network provides excellent commuter links to those working further afield.

- 3 BEDROOM SEMI DETACHED PROPERTY
- DRIVEWAY
- GARAGE
- LARGE REAR GARDEN
- CONSERVATORY
- WONDERFUL VIEWS
- IN NEED OF MODERNISATION
- EPC RATING D
- COUNCIL TAX BAND C

## Accommodation

### Ground Floor

#### Lounge

11'9" x 14'3" (3.6 x 4.35)

#### Dining Room

10'9" x 12'1" (3.3 x 3.7)

#### Kitchen

14'9" x 8'10" (4.5 x 2.7)

#### Conservatory

8'8" x 6'9" (2.65 x 2.08)

#### Garage

16'6" x 18'8" (5.05 x 5.7)

### First Floor

#### Bedroom 1

11'9" x 14'3" (3.60 x 4.35)

#### Bedroom 2

9'10" x 12'1" (3.0 x 3.7)

#### Bedroom 3

5'6" x 8'6" (1.7 x 2.6)

#### Bathroom

7'6" x 5'4" (2.3 x 1.65)

#### W.C

#### External

Driveway, front and rear gardens

#### Directions

Please use the postcode HX3 0SP 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



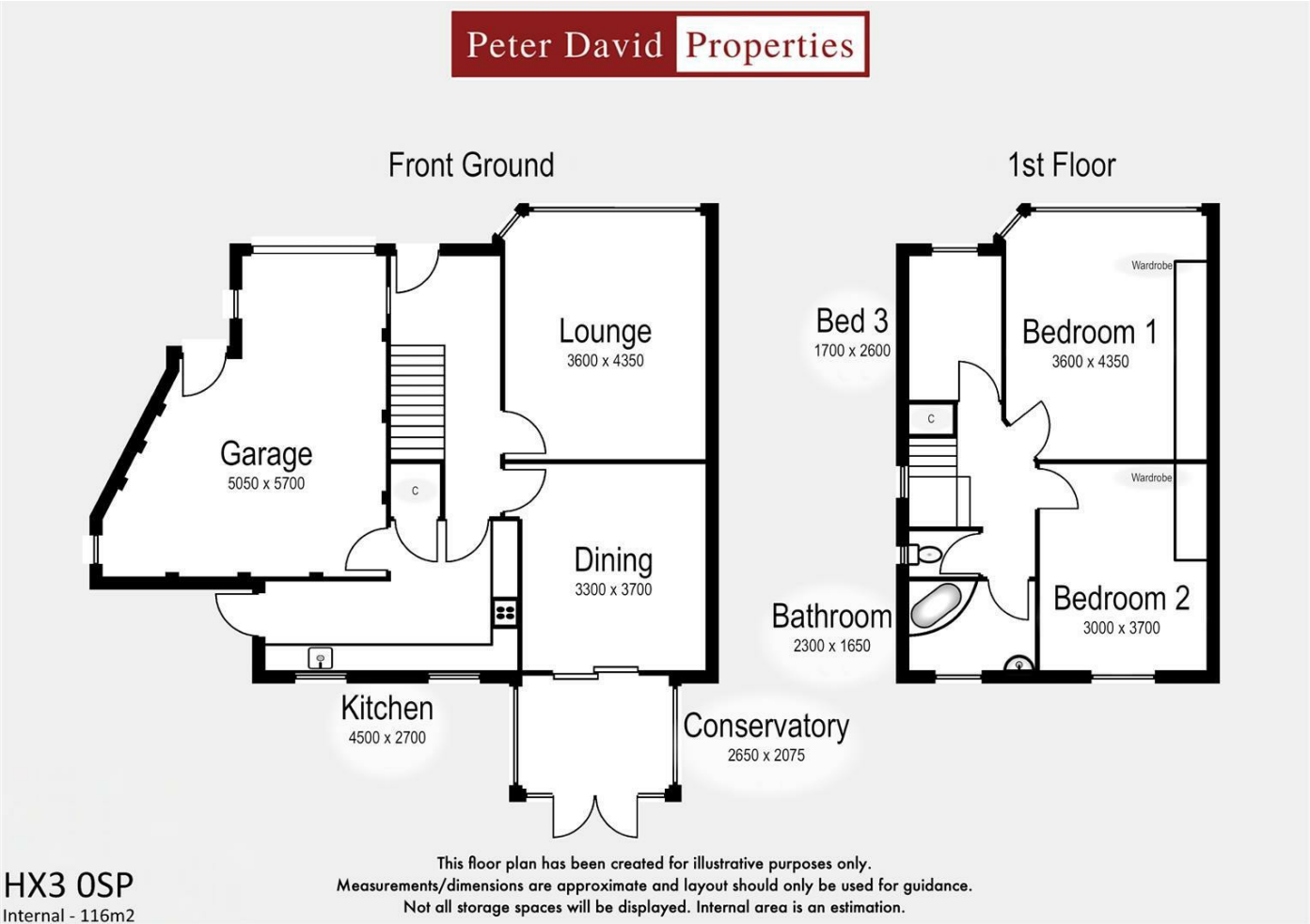
Hybrid Map



Terrain Map



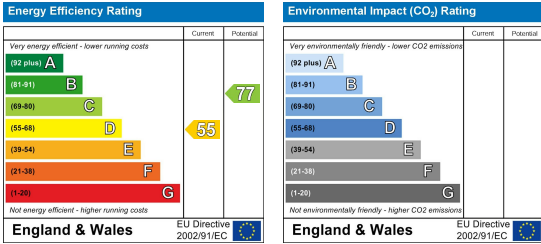
Floor Plan



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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