

# Peter David

# Properties Ltd

Residential Sales and Lettings



## Park Grove, Stump Cross

Offers Over £100,000







Nestled in the charming area of Park Grove, Halifax, this two-bedroom mid-terrace house presents a unique opportunity for those looking to create their dream home. While the property is in need of full modernisation, it offers a blank canvas for imaginative buyers eager to put their personal touch on a space.

The terraced design provides a sense of community, with neighbouring homes that reflect the character of the area. The layout of the house is practical, featuring two well-proportioned bedrooms that can be transformed into comfortable retreats. The living spaces, though in need of refurbishment, hold great potential for a stylish and inviting atmosphere.

Situated in a desirable location, this property benefits from easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike. The surrounding area boasts a blend of green spaces and urban conveniences, ensuring that residents can enjoy the best of both worlds.

This property is perfect for those with a vision and the desire to invest in a home that can be tailored to their specific needs. With the right renovations, this mid-terrace house could become a delightful residence in a vibrant community. If you are ready to embark on a renovation journey, this property in Park Grove could be the perfect opportunity for you.

- 2 BEDROOM MID TERRACE
- IN NEED OF REFURBISHMENT THROUGHOUT
- CLOSE TO LOCAL AMENITIES AND SCHOOLS
- GOOD ACCESS TO THE M62 NETWORK
- COUNCIL TAX BAND A

### Entrance

### Lounge

12'11" x 13'9" (3.95 x 4.2)

### Kitchen

16'2" x 9'0" (4.95 x 2.75)

### 1st Floor

### Bedroom 1

13'1" x 13'9" (4 x 4.2)

### Bedroom 2

8'11" x 9'0" (2.73 x 2.75)

### Bathroom

7'0" x 5'8" (2.15 x 1.73)





Road Map



Hybrid Map



Terrain Map



Floor Plan

Peter David Properties

Front Ground

Lounge

3950 x 4200

Storage

Kitchen

4950 x 2750

1st Floor

Bedroom 1

4000 x 4200

Bed 2

2725 x 2750

Bathroom

2150 x 1725

HX3 7AT

Internal - 68m2

This floor plan has been created for illustrative purposes only.

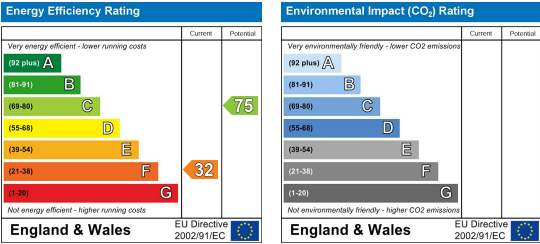
Measurements/dimensions are approximate and layout should only be used for guidance.

Not all storage spaces will be displayed. Internal area is an estimation.

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.

361 Skircoat Green Road,  
Halifax  
HX3 0RP

102 Commercial Street  
Brighouse HD6 1AQ

[www.peterdavid.co.uk](http://www.peterdavid.co.uk)

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

T: 01422 366948  
E: [halifax@peterdavid.co.uk](mailto:halifax@peterdavid.co.uk)

T: 01484 719191  
E: [brighouse@peterdavid.co.uk](mailto:brighouse@peterdavid.co.uk)

T: 01422 844403  
E: [hebdenbridge@peterdavid.co.uk](mailto:hebdenbridge@peterdavid.co.uk)

T: 01484 719191  
E: [huddersfield@peterdavid.co.uk](mailto:huddersfield@peterdavid.co.uk)