

Peter David

Properties Ltd

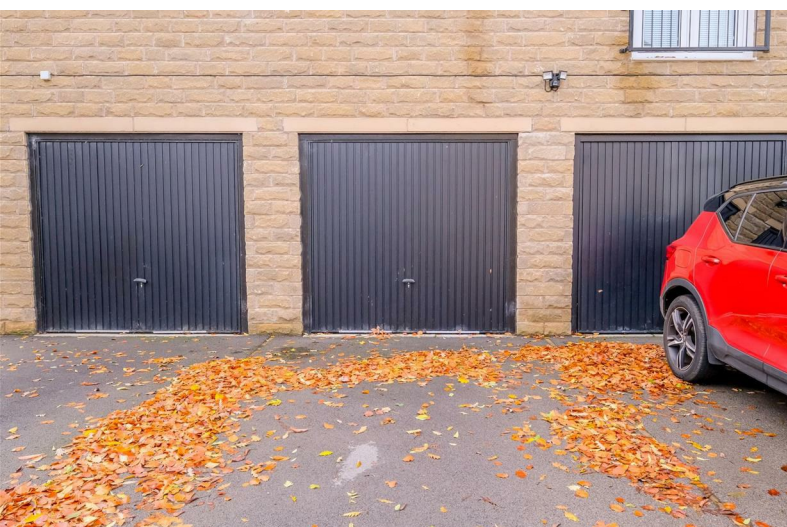
Residential Sales and Lettings



20 St. Matthews Close

Halifax, HX3 8UG

O.I.R.O £320,000



20 St. Matthews Close

Lightcliffe, Halifax, HX3 8UG

O.I.R.O £320,000



Peter David Properties are pleased to present to the open market this three bedroom townhouse, located in the sought after location of Lightcliffe. Situated on a quiet cul de sac, this would be an ideal family home. Close to good local schools and other local amenities. This property has been decorated to a high standard, with modern features.

Set over three floors, the property briefly comprises: a kitchen diner, study and WC to the ground floor. A living room, double bedroom and house bathroom to the first floor. To the second floor, a further two double bedrooms with an en-suite to the master. Externally, the property benefits from a front and rear garden, further benefitting from a garage, as well as space for off road parking.

Book your viewing today!

**** This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway. ****

Ground Floor

Kitchen Diner

A modern kitchen diner based on the ground floor. With matching white gloss wall and base units, a stainless steel sink and drainer and a granite effect work surface. The kitchen benefits from a store cupboard, double electric oven with an extractor above, integrated fridge/freezer and dishwasher. There is also a spacious dining suite. With patio doors to the garden.

Study

A ground floor room, that is currently being used as an office, but could be used as a single bedroom. With a window to the front elevation.

WC

A downstairs WC, comprising: a WC and a wash hand basin.

First Floor

Living Room

A good sized living room, with two windows to the rear elevation.

Bedroom Three

A spacious double bedroom, with a window to the front elevation.

House Bathroom

A part tiled, neutrally decorated house bathroom. Comprising: a bath, WC and wash hand basin.

Second Floor

Bedroom One

A spacious double bedroom, with a window to the rear elevation. Benefitting from an ensuite.

En-Suite

A part tiled, neutral en-suite, comprising: a WC, shower cubicle, wash hand basin and a towel radiator,

Bedroom Two

A spacious double bedroom, with two window to the front elevation.

Exterior

Externally, the property has front and rear gardens. The front garden is lawned with pathway to the front entrance. To the rear, the garden is provided with a lawn. The property benefits from a garage.

Directions

For Satnav please use the postcode HX3 8UG

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

DISCLAIMER

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



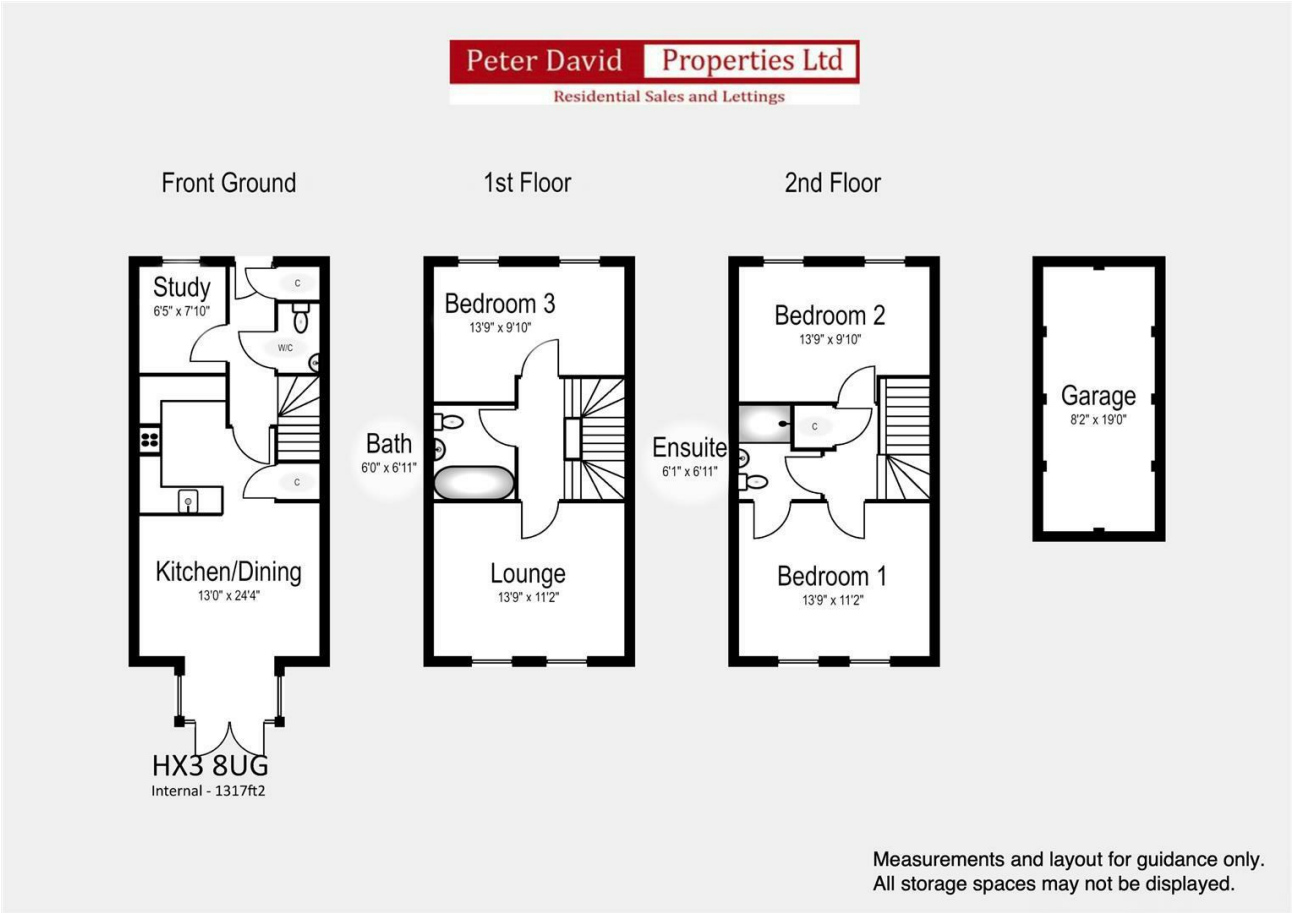
Hybrid Map



Terrain Map



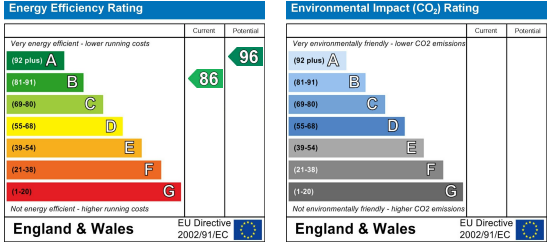
Floor Plan



Viewing

Please contact us on 01484 719191 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.