

Peter David

Properties Ltd

Residential Sales and Lettings



## 21 Northedge Park

Halifax, HX3 8JW

Offers Over £360,000



# 21 Northedge Park

Hipperholme, Halifax, HX3 8JW

**Offers Over £360,000**



A lovely FOUR BEDROOM, EXTENDED SEMI-DETACHED HOME which is located in the ever popular Northedge Park, a quiet residential street in Hipperholme.

Ideally situated close to local schools and a stones throw away from some beautiful countryside walks, this home is ideal for any growing family. With Four well sized bedrooms, as well as a flexible living space, the property has a spacious layout. The home is a short drive to the M62 Motorway network providing easy access to Leeds, Manchester and beyond, as well as being within close proximity to good rail links.

There is plenty of off road parking available with a large driveway comfortably fitting three cars, and the rear garden provides a private sanctuary with the addition of a garage for extra storage space.

The home briefly comprises an entrance hall, downstairs W/C, living room, kitchen diner, formal dining room, four bedrooms and the family bathroom suite.

## **Entrance Hallway**

The Entrance Hallway leads into the living room and kitchen diner, as well as the downstairs W/C

## **Living Room**

A well sized living room spanning the full length of the home with windows overlooking the front and rear. There is a feature fireplace providing the focal point.

## **Kitchen Diner**

An extended kitchen diner overlooks the rear of the

property with an informal dining space with access to the rear garden, as well as a fully integrated kitchen with wooden countertops and contrasting white units providing plenty of work surface and storage space.

## **Dining Room**

Overlooking the front of the home, a formal dining room has an exposed stone feature wall and provides a perfect environment in which to relax and entertain guests.

## **W/C**

With a sink and w/c.

## **Bedroom One**

A well sized double bedroom spanning the length of the home with windows overlooking the front and rear.

## **Bedroom Two**

A double bedroom to the rear of the property with fitted wardrobes and a pink colour scheme.

## **Bedroom Three**

A double bedroom to the front of the property with a blue colour scheme.

## **Bedroom Four**

A large single bedroom to the front of the property with a light yellow colour scheme.

## **Bathroom**

A spacious family bathroom suite with integrated units for useful storage, Bathtub, sink and w/c.

## **External**

A large driveway to the front with borders and plants. A private rear garden split into two sections and a garage for further storage space.

## Directions

For Satnav please use the postcode HX3 8JW

## Viewings

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

## 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.

## 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.

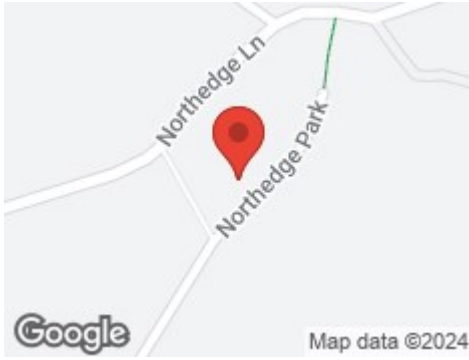
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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



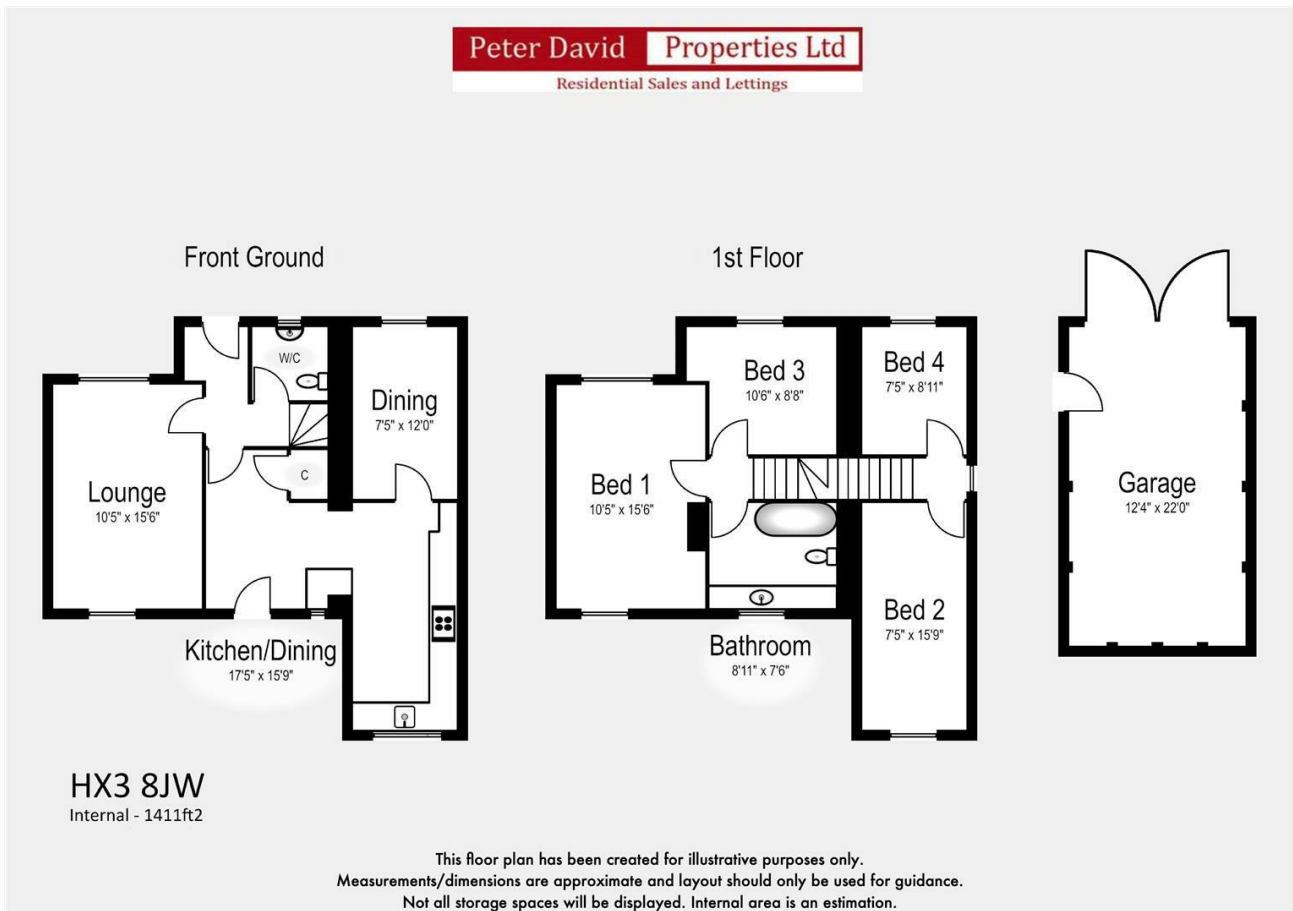
## Hybrid Map



## Terrain Map



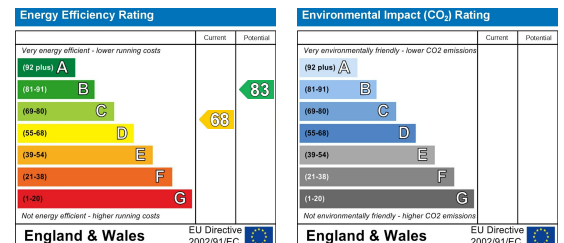
## Floor Plan



## 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.

5c The Craggs Country Business Park  
New Road, Cragg Vale  
Hebden Bridge, HX7 5TT

102 Commercial Street  
Brighouse HD6 1AQ

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

T: 01422 366948  
E: halifax@peterdavid.co.uk

T: 01484 719191  
E: brighouse@peterdavid.co.uk

T: 01422 844403  
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191  
E: huddersfield@peterdavid.co.uk