

Peter David

Properties Ltd

Residential Sales and Lettings



30 Leyburn Avenue

Halifax, HX3 8NX

Offers Over £390,000



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Hipperholme, Halifax, HX3 8NX

Offers Over £390,000



A perfect opportunity to purchase this SPACIOUS THREE BEDROOM SEMI-DETACHED HOME, IN A SOUGHT AFTER LOCATION in the Lightcliffe and Hipperholme area. The property which has NO ONWARD CHAIN has character features and is located in an ideal setting on a quiet cul-de-sac, set back behind a mature front garden, a driveway which provides off road parking for two cars and a large detached garage. The property also benefits from a landscaped rear garden. Briefly comprising: entrance, living room, dining room, extended kitchen, landing, three bedrooms all with ample storage space, a shower room, WC and an attic.

Close to good local schools, parks and amenities, as well as being within a short distance of the M62 motorway, this home is ideal for any growing family and those who need to commute to the nearby cities of Leeds and Manchester. Please contact us to arrange your viewing and discover more of what this home has to offer.

Entrance Hallway

A spacious entrance hallway leading into the living room, dining room, kitchen and stairway to the first floor.

Living Room

A light and airy living room with a bay window overlooking the front garden, decorative coving to the ceilings and a feature fireplace providing the focal point of the room.

Dining Room

The dining room overlooks the rear of the property and has access to the veranda via French doors. A feature fireplace provides the centre piece and

decorative coving to the ceilings adds further points of interest.

Kitchen

The extended kitchen has ample worksurface and storage space with an oven, hob and sink. There is space for built in appliances with wooden units and a breakfast bar which adds additional practicality. There is also a pantry for additional storage.

Bedroom One

A large double bedroom with fitted wardrobes and a dressing table. Further benefiting from a stained glass bay window.

Bedroom Two

A second double bedroom with built in wardrobes and storage cupboards and a window to the rear elevation.

Bedroom Three

A good sized single bedroom with built in storage space and a window to the front elevation.

Shower room

The fully tiled shower room comprises: a shower, W/C and sink.

WC

Separate WC

Attic

Accessed via a wooden drop down ladder, the attic is boarded providing handy storage space.

Garage

A large detached garage in the rear garden, accessed via an electric up and over door providing parking and storage space.

External

With mature front and rear gardens and a driveway to the side there is plenty of outdoor space to enjoy.

Directions

For Satnav please use the postcode HX3 8NX

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



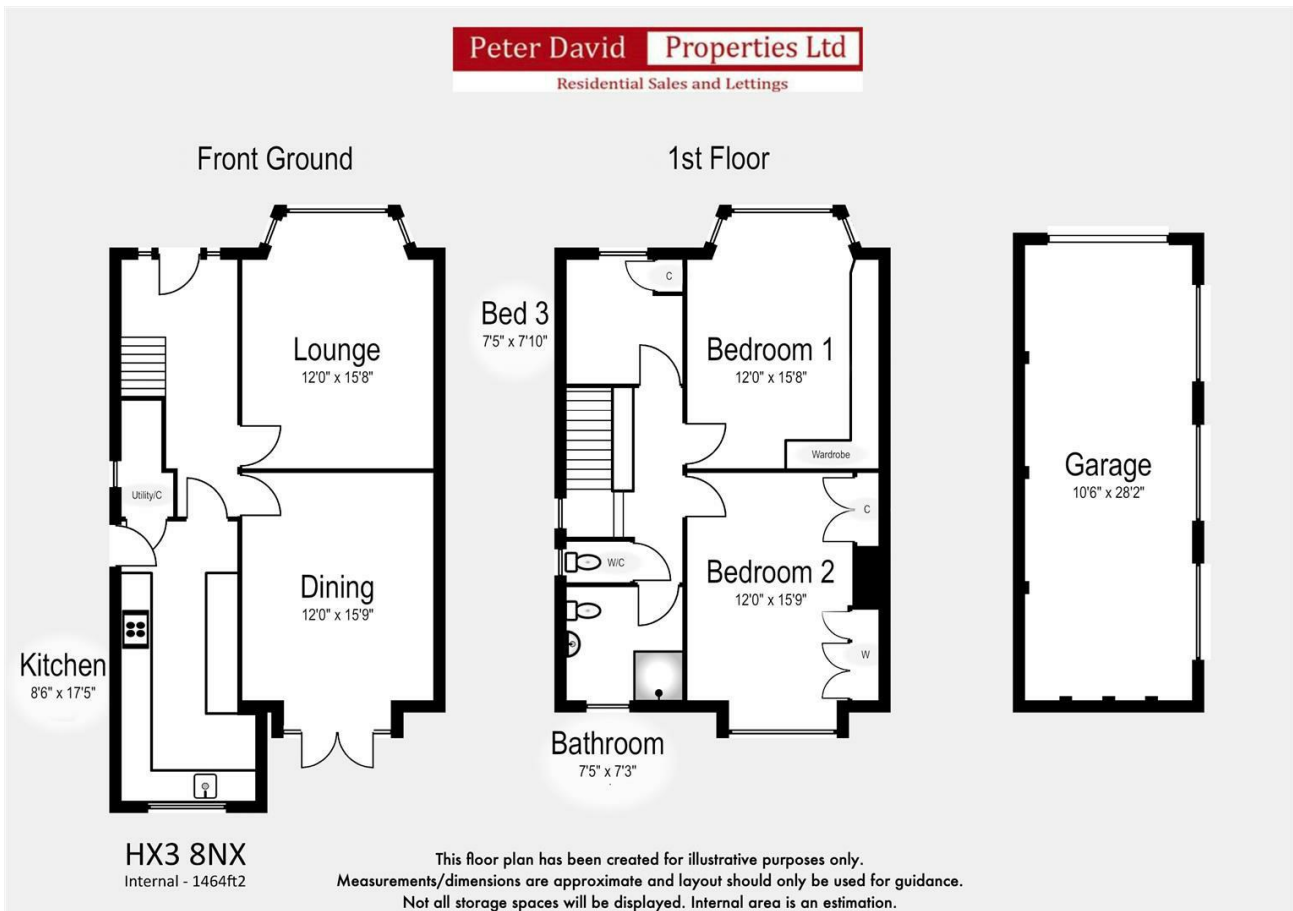
Hybrid Map



Terrain Map



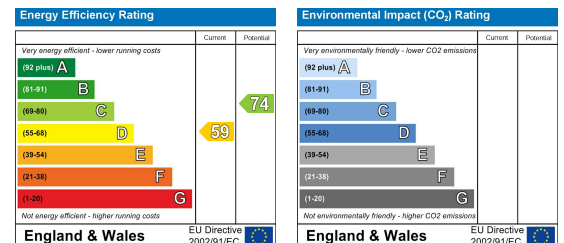
Floor Plan



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.