

Peter David

Properties Ltd

Residential Sales and Lettings



## 16 Syke Lane

Halifax, HX3 8SY

Offers Over £260,000



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Lightcliffe, Halifax, HX3 8SY

**Offers Over £260,000**



Offered for sale in a HIGHLY DESIRABLE AREA, minutes from the White Horse Inn and Hipperholme Grammar School, is this THREE BEDROOM property. The property benefits from LOW MAINTENANCE front & rear GARDENS and offers spacious accommodation, comprising: a kitchen diner, a living room, a rear entrance hallway, two double bedrooms and a bathroom to the first floor and a double bedroom to the attic conversion. The property is located in Lightcliffe, within easy access of Wyke, Halifax and Brighouse, as well as the M62 network.

## **Kitchen Diner**

An open plan kitchen diner with white wall and base units, space for free-standing appliances and a ceramic sink and drainer. There are tiled splashbacks, access to a useful pantry / storage cupboard under the stairs and a window to the front aspect. With ample room to dine.

## **Rear Entrance Hallway**

From the rear door and providing access to all ground floor accommodation. There is a staircase to the first floor accommodation.

## **Living Room**

A spacious living room with ceiling cornice and the focal point being the gas fire. There is a window to the rear aspect, with a pleasant outlook.

## **Landing**

Window to the front elevation and access to all first floor accommodation. There is a door to a staircase leading to the converted attic bedroom.

## **Bedroom One**

A large double bedroom with a window to the front elevation.

## **Bathroom**

A spacious bathroom with a three piece suite, comprising: a WC, a hand basin and a corner 'jet' bath with an overhead shower. Fully tiled walls and flooring, window to the rear elevation.

## **Bedroom Two**

A double bedroom with a window to the rear elevation.

## **Bedroom Three**

Located on the second floor and with a beamed ceiling. Benefiting from two velux windows.

## **Exterior**

To the front of the property there is a low maintenance garden. To the rear of the property there is an enclosed garden with a lawn and border plants.

## **Viewings**

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

## **Directions**

For Satnav please use the postcode HX3 8SY

## **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

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