

Peter David

Properties Ltd

Residential Sales and Lettings



3 North Royd

Halifax, HX3 8LA

£269,000



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Hipperholme, Halifax, HX3 8LA

£269,000



Welcome to this charming property located in the sought-after area of North Royd, Hipperholme, Halifax. This delightful home has recently undergone a recent renovation, boasting a new front door, fresh flooring, and a new boiler ensuring both style and functionality.

With three well presented bedrooms and an inviting attic conversion, this property offers ample space for a growing family or those in need of a home office. The low maintenance garden provides a tranquil retreat, perfect for enjoying a morning coffee or hosting summer barbecues and overlooks the communal green to the rear of the home.

Convenience is key with a garage and driveway, providing ample parking space for you and your guests. Situated in a desirable location, you'll find yourself close to popular local schools, amenities, and picturesque countryside walks, offering the best of both worlds - a peaceful retreat with easy access to everyday necessities.

Don't miss the opportunity to make this house your home and enjoy the comfort and convenience it has to offer - book your viewing today.

Internal accommodation comprises a living room, kitchen diner, conservatory, two double bedrooms, a single bedroom, a bathroom and an attic conversion.

Living Room

Overlooking the front of the home with a light and neutral colour scheme, feature fireplace, wall mounted lighting, new laminate flooring.

Kitchen Diner

With white base and wall units, wooden worktops, space for a fridge freezer, dishwasher and washing machine. The room overlooks the rear of the property and is open to the conservatory with laminate flooring extending throughout.

Conservatory

Overlooking the rear garden with laminate flooring. There is a wall mounted radiator and a door providing access to the garden.

Bedroom One

A double bedroom overlooking the front of the property with grey carpet and neutral colour scheme.

Bedroom Two

A double bedroom to the rear of the property with views over the garden and the communal green. Grey walls and grey carpet with a white ceiling.

Bedroom Three

A single bedroom to the front of the home with grey carpets and a beige colour scheme.

Bathroom

Tastefully tiled with a P-shaped bath tub, over bath shower, sink with storage and w/c.

Attic

Accessed via a fixed staircase from the landing with wooden banisters, the attic has Velux windows and is currently utilised as a home office.

Garage

Providing parking and storage space and accessed from the rear of the property from East Royd.

External

The home has a gravelled driveway to the front with border plants and a pathway to the front door. To the rear of the property is a garden with a patio, border plants and access to the garage. There is a communal garden space accessed off East Royd to the rear of the property.

Directions

For Satnav please use the postcode HX3 8LA

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



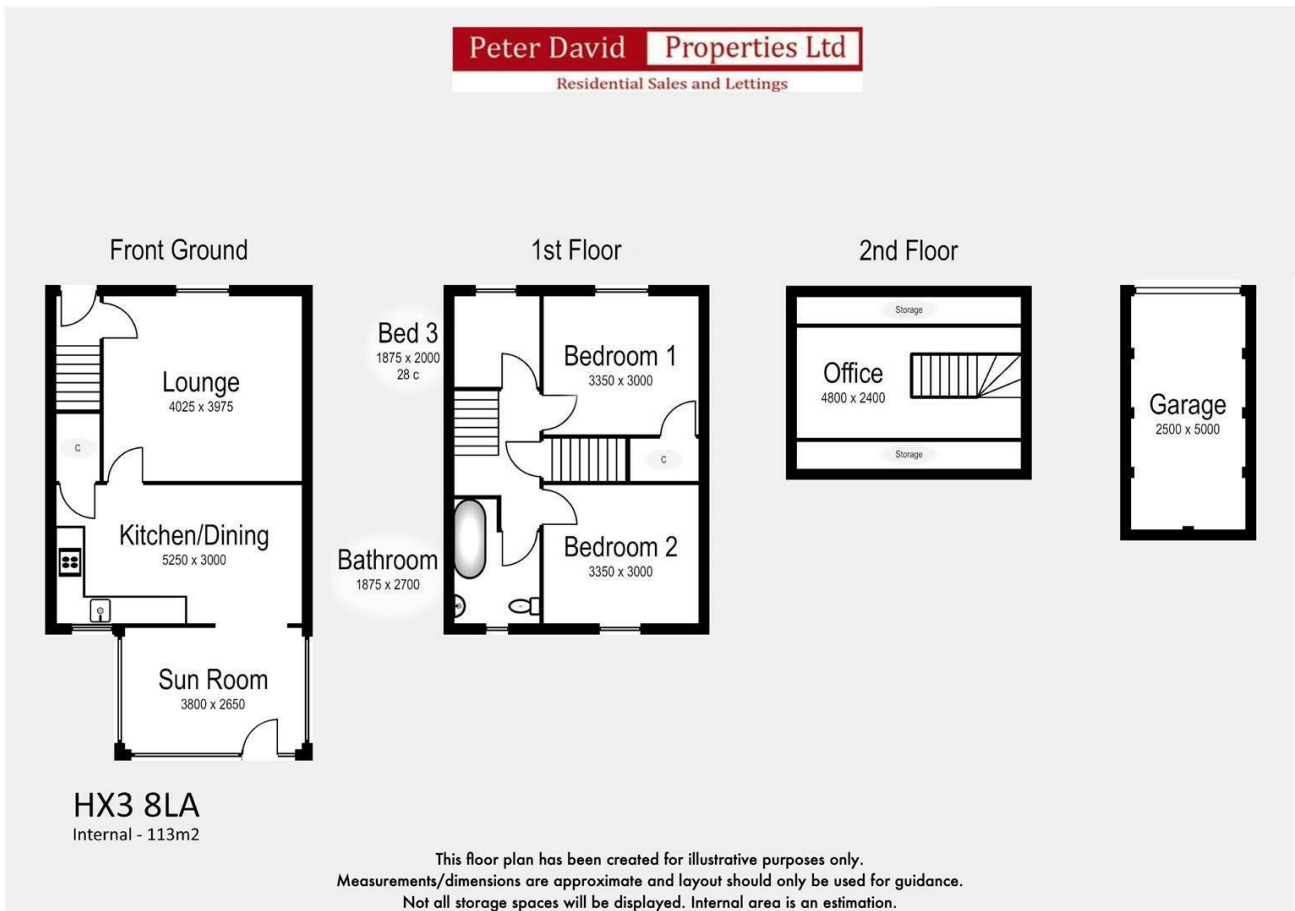
Hybrid Map



Terrain Map



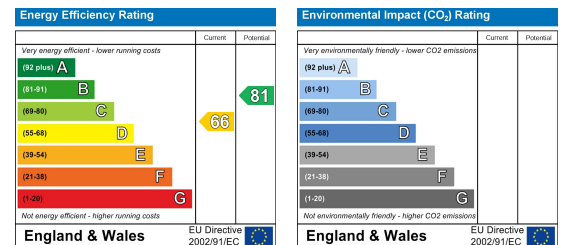
Floor Plan



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



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