

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 2 Park View

Halifax, HX3 8AY

Offers Over £260,000



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Lightcliffe, Halifax, HX3 8AY

**Offers Over £260,000**



Offered for sale in the DESIRABLE LOCATION of Lightcliffe is this three bedroom property, which offers CHARM and CHARACTER throughout. The property is set over four floors, offering FLEXIBLE ACCOMMODATION and a useful CELLAR. Internally comprising: entrance hallway, living room, kitchen diner, orangery, cellar, two bedrooms to the first floor, a bathroom and an attic bedroom. The property has easy-to-maintain GARDEN to the front and on-road parking immediately outside. The property is close to Lightcliffe CofE Primary School and the amenities of Hipperholme, as well as being in close proximity to Brighouse town centre and the M62 network. Internal viewings are recommended - the property is WELL-PRESENTED THROUGHOUT.

### Entrance Hallway

A light entrance hallway with access to the living room and kitchen diner, as well as a staircase to the first floor accommodation.

### Living Room

A spacious living room with cornice and oak flooring. The focal point is the fireplace, with a wooden lintel, complimented by wood shelving.

### Kitchen Diner

A good-sized kitchen diner with wall and base units, tiled splashbacks and a cast iron feature fireplace. There is space for free-standing appliances, an integral oven, microwave and gas hob. Open arch to the orangery, allowing plenty of natural light. Access to the useful storage cellar.

### Orangery

A versatile space with an external door providing rear access.

### Landing

Storage cupboard and stairs to the attic bedroom.

### Bedroom One

A large double bedroom with ample space for free-standing furniture and a window to the front elevation.

### Bedroom Two

A good sized bedroom with a window to the rear elevation.

### Bathroom

A beautifully presented bathroom with white metro tiles and a three piece suite, comprising: a bath with a fitted rain shower overhead and a hand held shower, a WC and a hand basin. Wall mounted chrome towel rail and a window to the rear elevation.

### Attic Bedroom

A good sized room with a glass galleried banister, a beamed ceiling with spotlights and a velux window.

### External

There are easy to maintain gardens, with a decked area, pebbled area and border plants / shrubbery.

### Viewings

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

### Directions

For Satnav please use the postcode HX3 8AY

### 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



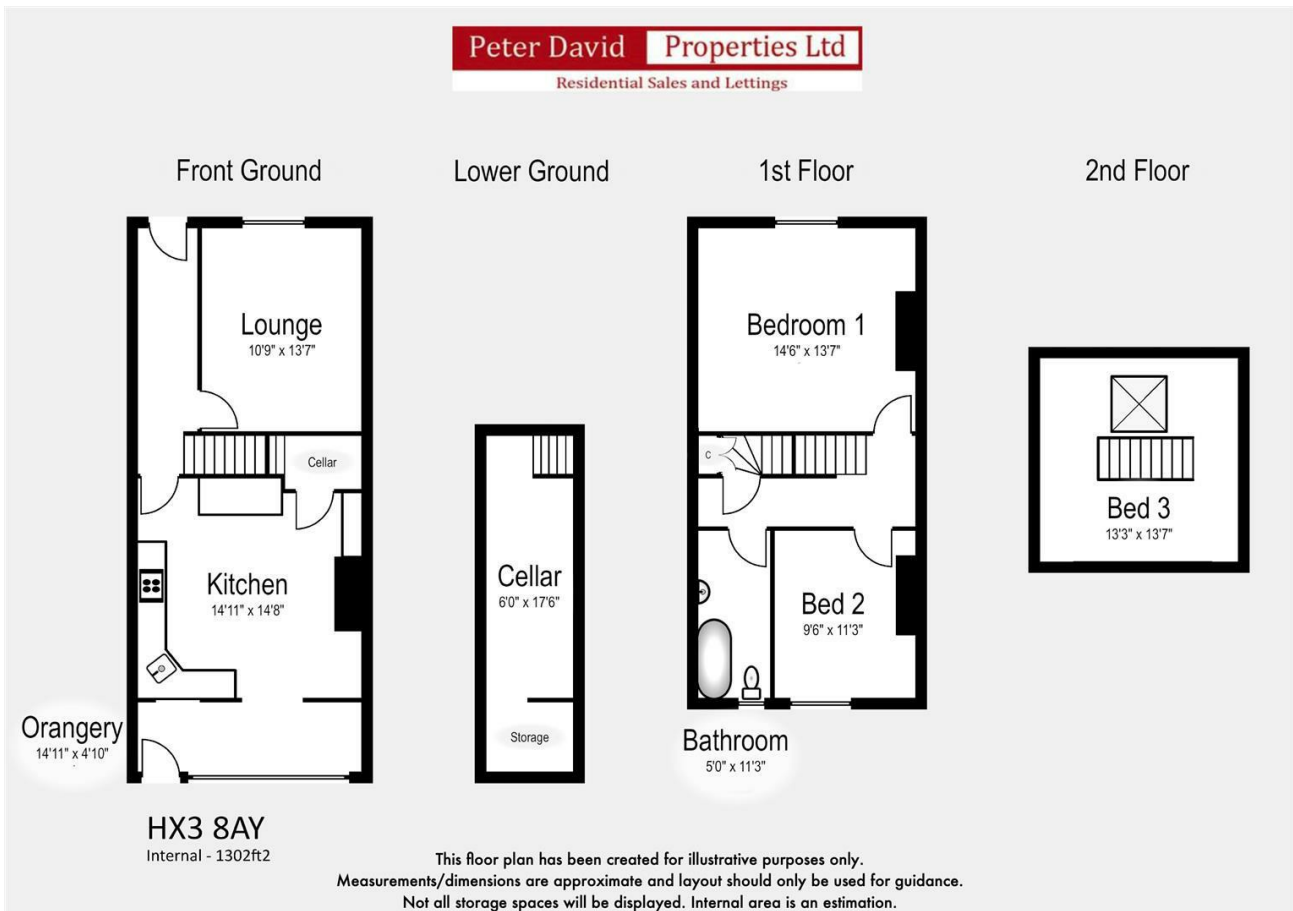
## Hybrid Map



## Terrain Map



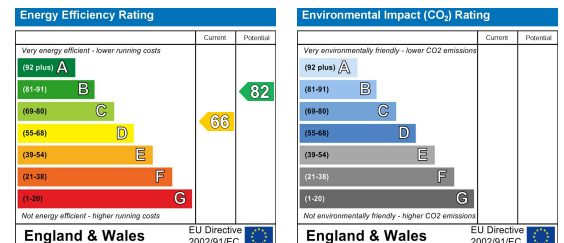
## Floor Plan



## 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.