

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 3 Highcliffe Court

Halifax, HX3 7JX

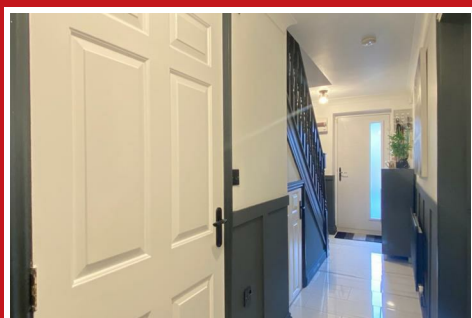
£260,000



# 3 Highcliffe Court

Shelf, Halifax, HX3 7JX

**£260,000**



A LOVELY FOUR BEDROOM TOWN HOUSE - IDEAL FOR GROWING FAMILIES, NOT TO BE MISSED, SPACIOUS OVER 3 FLOORS. PERFECT FAMILY HOME

Internal accommodation comprises Living room / diner, modern kitchen, utility room, downstairs shower room, four good size bedrooms, en-suite master bedroom and family bathroom.

There is a private low maintenance enclosed rear garden and driveway parking

The home is in a popular location close to numerous local amenities including shops, schools and transport links. and is well presented throughout.

## **Entrance Hall**

An entrance hallway with storage space provides ground floor access into the home, leading onto bedrooms three and four, as well as the shower room and utility.

## **Living Room**

A first floor open plan living room with dining space. Beautifully presented with a feature wall, the room overlooks the rear garden.

## **Kitchen**

With integral appliances, grey base and wall units and white worktops and splashbacks.

## **Utility**

On the ground floor, providing external access to the garden with work surface space and room for a washing machine and tumble drier.

## **Bedroom One**

The master bedroom is on the second floor with its own en-suite. This double bedroom overlooks the rear of the property.

## **En-Suite**

With a shower, sink and W/C

## **Bedroom Two**

A double bedroom overlooking the front of the home with built in storage.

## **Bedroom Three**

A ground floor bedroom overlooking the rear garden.

## **Bedroom Four**

A double bedroom on the ground floor overlooking the front of the property.

## **Downstairs Shower Room**

With a shower, sink and W/C

## **Bathroom**

With a bath tub, sink and W/C

## **External**

There is off road parking to the front of the property and an enclosed private garden to the rear with a patio, artificial lawn and decked terrace area.

## **Directions**

For Satnav please use the postcode HX37JX

## **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.

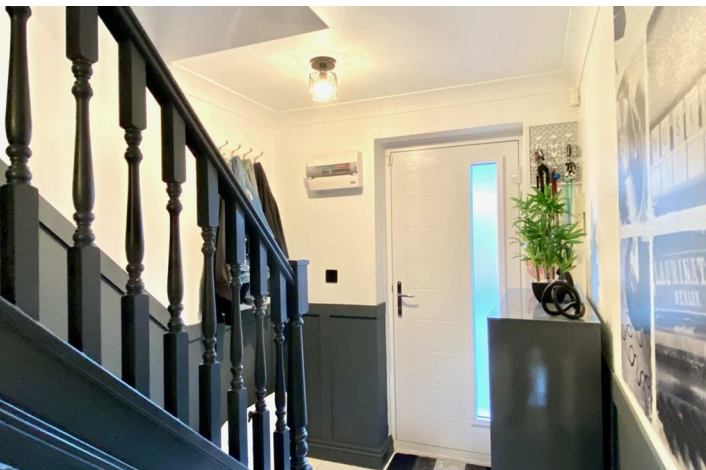
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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



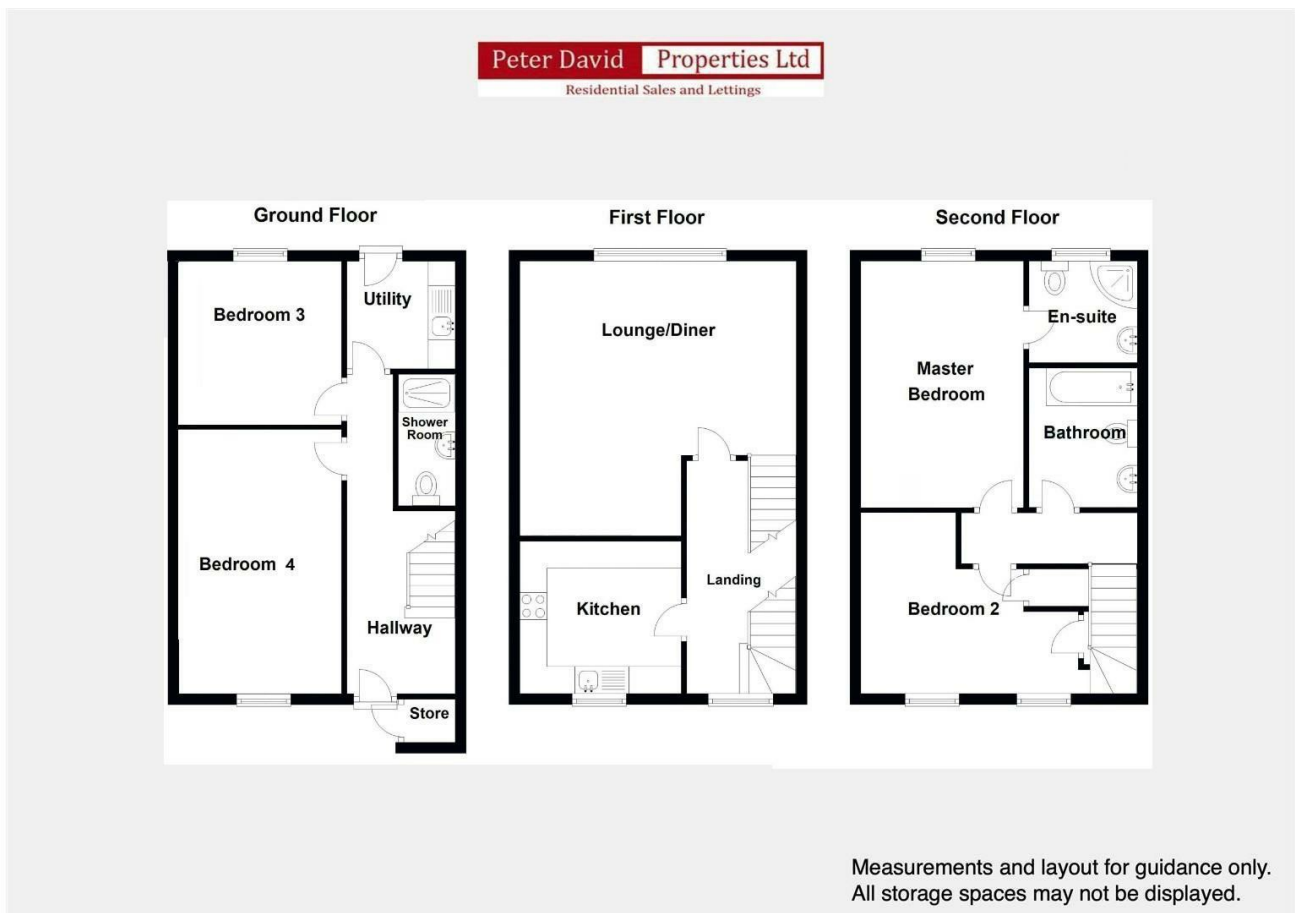
## Hybrid Map



## 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

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales		EU Directive 2002/91/EC	

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.