

Peter David

Properties Ltd

Residential Sales and Lettings



66 West Avenue

Halifax, HX3 8TJ

Offers In The Region Of £299,950



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THREE BEDROOM EXTENDED END TERRACE* TWO BATHROOMS* DECEPTIVELY SPACIOUS* DRIVE WITH PARKING FOR UP TO THREE CARS* WELL PRESENTED THROUGHOUT

Peter David Properties are proud to present to the open market this well-presented three-bedroom extended end terrace situated in the sought after location of Lightcliffe. This ideal family home offers everything required to suit modern family life and is deceptively spacious throughout. The property features a LARGE KITCHEN DINER, THREE DOUBLE BEDROOMS, a DRIVEWAY (with off road parking for three cars) and a provides and enclosed garden to the rear. There is gas central heating and double glazing throughout.

Step inside into a useful entrance vestibule which provides access to the kitchen diner where the heart of the home unfolds. This kitchen offers a large family space with with a dining area and benefits from stylish French doors opening out onto the rear garden, perfect for entertaining guests! There are double glass doors leading into a dual aspect living room which offers the buyer ideal open plan living if they wish. To the first floor there are three stunning double bedrooms. The master bedroom is well proportioned and includes a stylish en-suite and and there is a modern family bathroom.

Lightcliffe remains one of Halifax's most sought after locations and is just a short drive from Brighouse town centre and the M62 network, it provides an easy commute to the nearby cities of Leeds and Manchester. There are excellent schools nearby.

Book your viewing today!

Entrance Porch

Enter through a PVCu door into this useful entrance porch, there are feature ceramic tiles to the floor and a PVCu window to the front aspect. A glass panel door leads through to the kitchen/diner.

Kitchen Diner

The hub of the house is this dual aspect kitchen diner with laminate flooring, light grey shaker style wall and base units, black quartz worksurfaces and upstand. Integrated appliances comprise of a dishwasher, a washing machine and a Belling gas range with seven ring gas hob and

extractor fan. There is also a large free standing American fridge freezer (negotiable). This kitchen also benefits from and a inset 1.5 stainless steel sink which sits in front of the large PVCu window to the front aspect, a large central island with black Quartz worksurface with seating for two people. a gas fire on a black marble hearth with wood surround and ample space for a dining table. PVDCu french doors with side glass panels allow plenty of natural light and lead out into the rear garden. There are double glass doors that lead through to the living room and a door leading to the stairs which rises to the first floor. The kitchen also benefits from a large under stairs storage cupboard which houses the boiler and space for a tumble dryer.

Living Room

This light and airy spacious dual aspect living room offers a stunning media wall with electric log effect fire. Benefiting from a grey carpet and PVCu windows to front and rear aspect.

Landing

A grey carpets runs up the stairs and throughout the first floor. There is also a PVCu window to the rear aspect allowing plenty of natural light. Stairs split at the top and provide access to all bedrooms and the house bathroom. There are two loft hatches one with a pull down ladder and lighting. Both loft spaces are boarded and provide ample storage space.

Master Bedroom

A large impressive master bedroom with a grey carpet and PVCu windows to front elevation. Access to en-suite.

En-Suite

This brand new luxury en-suite is fully tiled with a light grey ceramic tiles. Comprising of WC, a wash basin inset in vanity unit and a large walk in shower with a rainhead and handheld and a glass screen Benefiting from an black towel rail and an LED feature wall mirror. PVCu privacy window to rear elevation.

Bedroom Two

A second large double bedroom with a grey carpet and PVCu window to the rear elevation. The bedroom features a large walk in wardrobe with sliding doors and a PVCu window to the rear elevation.

Bedroom Three

A small double bedroom with a grey carpet and PVCu window to the front elevation.

House Bathroom

A partially tiled house bathroom with three piece suite briefly comprising; a bath with a overhead shower and glass screen,, a WC and a hand basin. The bathroom also benefits from a white towel rail and wood effect vinyl flooring. PVCu privacy window to the front elevation.

Exterior

To the front of the property is paved driveway (providing off road parking for three cars) and a decorative gravelled areas. To the side there is an access through a gate to the rear garden. At the rear of the property there is a private and enclosed garden with a large patio area, lawn, gravelled beds and mature shrubs and trees. There is also the added benefit of a wooden shed, storage tubs, lighting and a cold tap.

Please note

We are marketing this property on behalf of an employee of Peter David Properties.

Viewings

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

Directions

For Satnav please use the postcode HX3 8TJ

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

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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.
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