

Peter David

Properties Ltd

Residential Sales and Lettings



20 Cliffe Avenue

Halifax, HX3 8TN

£225,000



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Lightcliffe, Halifax, HX3 8TN

£225,000



Nestled in Cliffe Avenue, Lightcliffe, Halifax, this charming semi-detached house is a true gem waiting to be discovered. Boasting a well-presented interior, this property features a beautiful living room, open kitchen diner, three cosy bedrooms, and a modern bathroom suite, making it the perfect haven for a growing family.

Situated in a peaceful cul-de-sac, this home offers a tranquil retreat from the hustle and bustle of everyday life, while still being conveniently located near local schools for added convenience. The recent renovations, completed within the last two years, have truly transformed this house into a modern sanctuary. With new windows and doors, a fresh roof, and a new boiler, this property offers both style and functionality.

The heart of this home lies in its brand-new kitchen, perfect for relaxing and entertaining. The updated bathroom suite adds a touch of luxury, providing a relaxing space to unwind after a long day.

If you are in search of a place to call home that combines comfort, style, and practicality, look no further, contact us to book your viewing.

*** This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway. ***

Entrance Hallway

A spacious entrance hallway leading into the living room and kitchen. A new front door and a window to the side allow plenty of natural light.

Living Room

Overlooking the front of the property the living room has a neutral and homely colour scheme and light grey carpets.

Kitchen Diner

The open kitchen diner overlooks the rear of the property and has patio doors allowing external access as well as a side door. The fitted kitchen has an integrated fridge freezer, oven and hob with centrally mounted extractor. A sink overlooking the garden and plenty of storage space. Beautifully presented with painted panelling, laminate flooring and ceiling spotlights this is an ideal space for entertaining.

Bedroom One

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

Bedroom Two

A double bedroom overlooking the rear of the home.

Bedroom Three

A single bedroom to the front of the property.

Bathroom

Part tiled with a bathtub, over bath shower, sink with storage and W/C

External

With gardens to the front and rear, there is plenty of outdoor space. Having been cleared and sheeted, the garden is a blank canvas ready for the new owner. Whether you fancy graveling or astroturfing, or putting a lawn in - the choice is there for the new owners. There is an outbuilding with plumbing which can also be utilised as utility space.

Directions

For Satnav please use the postcode HX3 8TN

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.

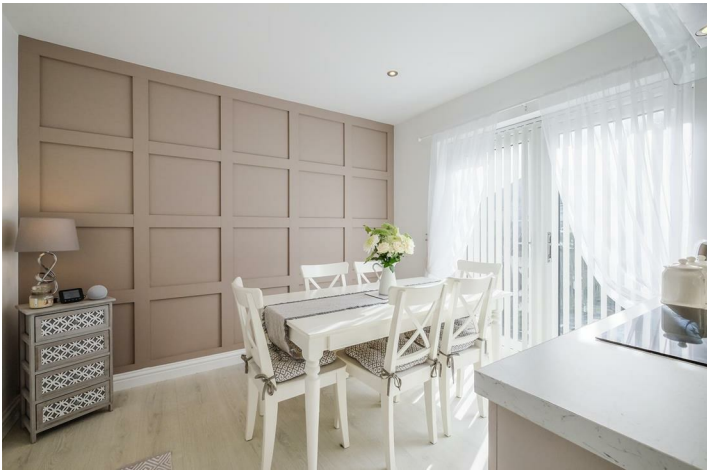
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially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



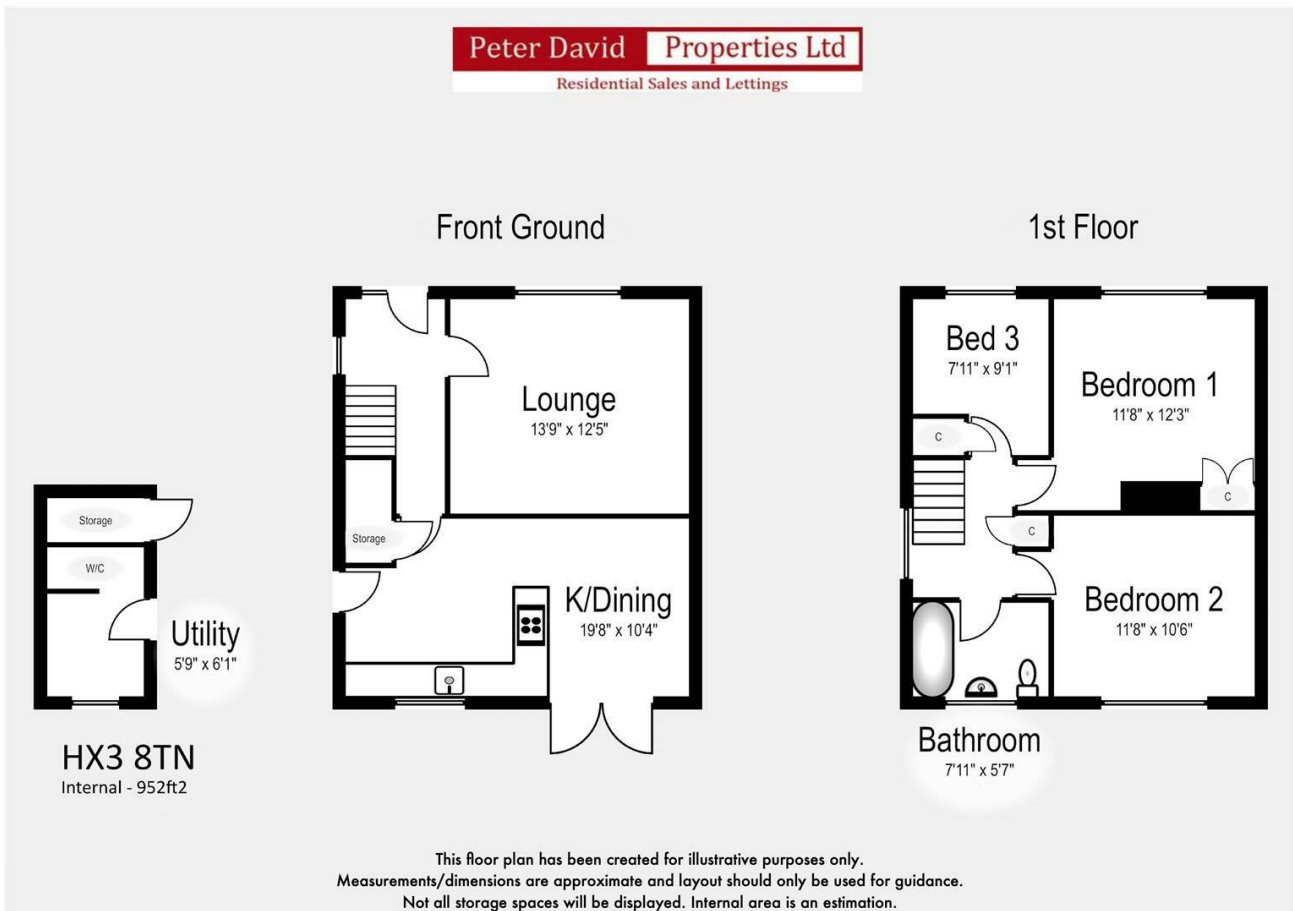
Hybrid Map



Terrain Map



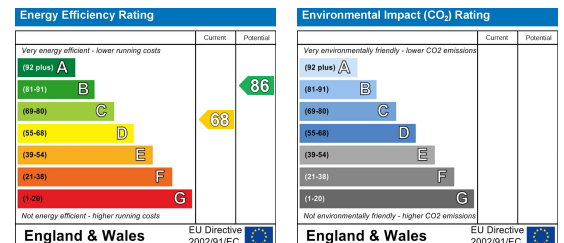
Floor Plan



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



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.