

Peter David

Properties Ltd

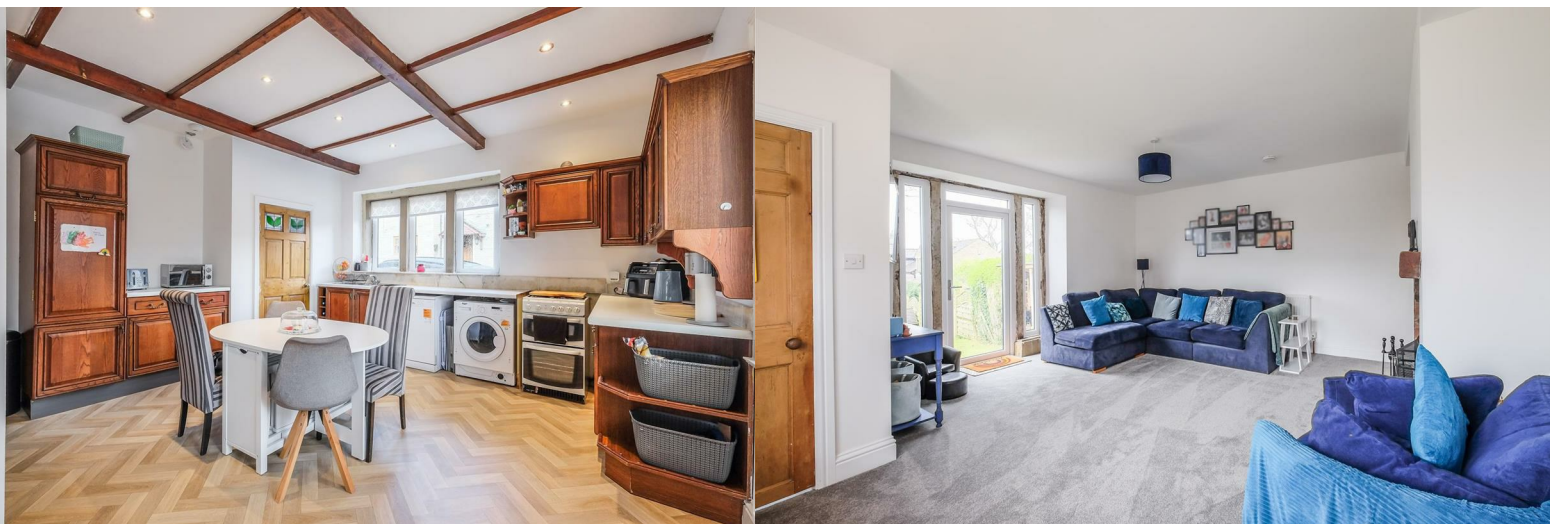
Residential Sales and Lettings



Greenbank Denholme Gate Road

Halifax, HX3 8HX

£260,000



Greenbank Denholme Gate Road

Hipperholme, Halifax, HX3 8HX

£260,000



An exciting opportunity to purchase this DECEPTIVELY SPACIOUS FOUR BEDROOM property, situated in the very convenient and SOUGHT AFTER location of Hipperholme. The property, which is within walking distance of local amenities, is set across four floors, offering FLEXIBLE ACCOMMODATION throughout. The property also benefits from an ENCLOSED GARDEN and is a stone's throw away from Hipperholme Grammar School. Internally comprising: an entrance hallway, a living room, a kitchen diner, a large vaulted cellar, three double bedrooms to the first floor, a bath room and an attic which provides further accommodation / bedrooms. The property has original features, such as beamed ceilings. Presented to a high standard throughout and having undergone recent renovations, Internal viewings are recommended - book yours today!

Entrance Hallway

The property can be accessed via the kitchen or the hallway from the rear garden. The hallway has windows to the side aspect.

Kitchen Diner

A country style kitchen with a beamed ceiling and tiled flooring. There are windows to the front and side aspect, access to the large cellar and space for free-standing appliances.

Living Room

A spacious living room with large windows overlooking the garden. The focal point is the wood burner and the room has been fully replastered with a light and neutral colour scheme.

Landing

The landing provides access to all first floor

accommodation and the staircase to the second floor. There is a cast iron fireplace and a window to the side elevation.

Master Bedroom

A large double bedroom with wooden panelling and windows overlooking the rear garden.

Bedroom Two

A good-sized third bedroom with windows to the side and rear elevations.

Bedroom Three

A double bedroom with a window to the side aspect. With a fitted wardrobe and overhead storage cupboard.

Bathroom

A modern bathroom, with half-tiled walls and a wall-mounted chrome towel rail. There is a three piece suite, comprising: a WC, a hand basin and a feature bath tub which has an overhead shower and a hand-held shower.

Attic Room

The attic is accessed via a secure staircase and has a beamed ceiling. The space could be used for a variety of purposes, including to provide a further bedroom/s. With windows providing natural light.

Cellar

Ideal for additional storage space.

External

The property can be accessed from Towngate, HX3 8HX. There is on road parking available here. The property benefits from a garden to the rear, which is enclosed and private.

Viewings

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

Directions

For Satnav please use the postcode HX3 8HX.

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.

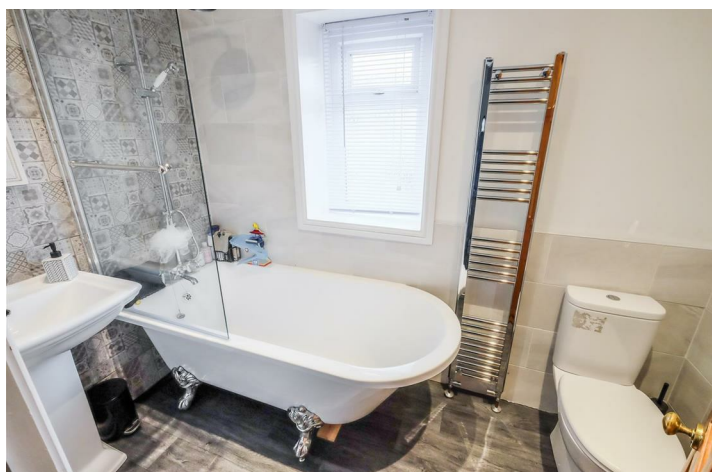
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially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



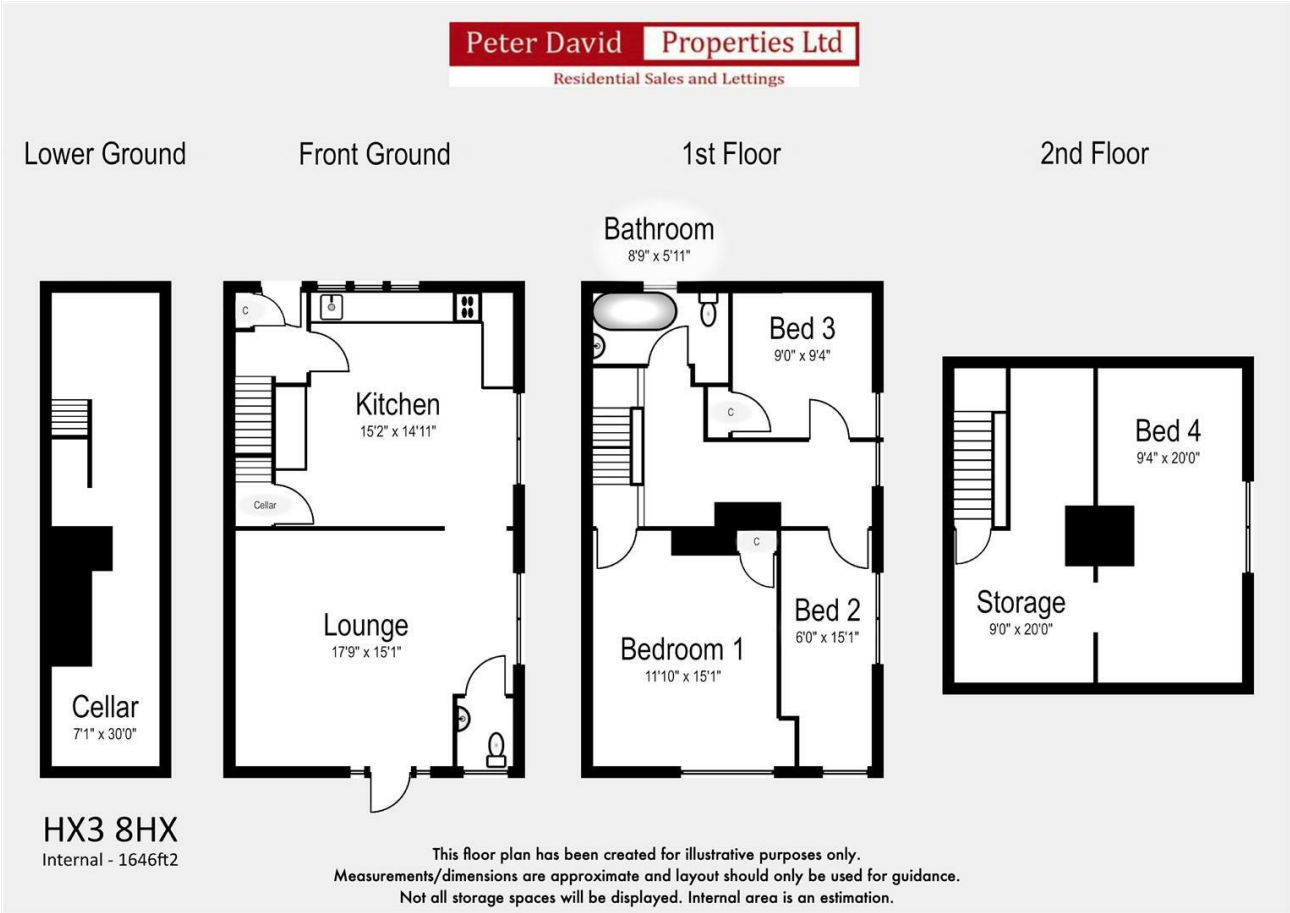
Hybrid Map



Terrain Map



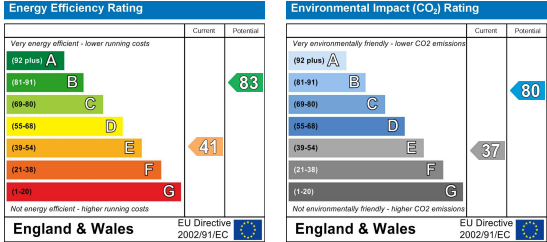
Floor Plan



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.