

# Peter David

# Properties Ltd

Residential Sales and Lettings



## Knowle Top Road

Halifax, HX3 8SW

Offers Over £575,000





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Lightcliffe, Halifax, HX3 8SW

## Offers Over £575,000



Nestled in the desirable area of Knowle Top Road, Lightcliffe, this stunning detached modern home offers an exceptional living experience. With accommodation spread over three spacious floors, this property boasts five well-appointed bedrooms, making it ideal for families or those seeking extra space.

The house features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The modern design is complemented by three bathrooms, including two en-suite facilities and a luxurious four-piece family bathroom suite, ensuring convenience and comfort for all residents.

Well presented throughout, this home is ready for you to move in and make it your own. The private driveway provides parking for multiple vehicles, while the garden offers a lovely outdoor space for relaxation or play.

Situated in a sought-after location, this property is conveniently close to excellent local schools, a variety of amenities, and reliable transport links, making it an ideal choice for families and commuters alike.

This remarkable home combines modern living with practicality, making it a must-see for anyone looking to settle in Halifax area. Don't miss the opportunity to view this exceptional property.

### Entrance Hallway

A spacious entrance hallway leading in from the front of the home and onto the living room, kitchen, utility and W/C as well as under stairs storage.

### Living Room

A spacious living room overlooking the front of the property with a dual fuel burner set in a feature exposed brick chimney. sash windows and a light and neutral colour scheme complete the look.

### Kitchen Diner

The open kitchen diner overlooks the rear of the property with an integrated 70/30 fridge freezer, Neff double oven,

microwave. wine fridge and dishwasher, a larger cupboard adds further practical space as does a central island with storage. Bi-folding doors open onto the rear garden while granite worktops, lvt flooring and ceiling spotlights add quality touches.

### Utility

The utility room provides external access to the side of the property with an additional fridge freezer as well as countertop space and room for washing machine.

### W/c

A downstairs w/c with sink.

### Bedroom One

A large double master bedroom suite overlooking the front of the home with light carpets and tastefully presented feature wallpaper to one side.

### En-Suite

A spacious en-suite with shower, w/c, a feature sink with integrated wooden shelving and a heated towel rail.

### Bathroom

A spacious four-piece bathroom suite with a feature bath tub, oversized shower, sink, w/c and heated towel rail. With ceiling spotlights and a white colour scheme.

### Bedroom Two

A double bedroom overlooking the rear of the property with ample floor space.

### Bedroom Three

A double bedroom overlooking the front of the property with ample floor space.

### Bedroom Four

A double bedroom overlooking the rear of the property with ample floor space.

### Bedroom Five

A large second floor bedroom suite with dual aspect windows to the front and side overlooking Lightcliffe Golf Club. With a multi functioning space available this could be used as a master bedroom suite or further living space.

### En-Suite

The en-suite has a toilet and sink with plumbing installed ready for a shower. This room requires finishing touches and represents a blank canvas which can be tailored to your own requirements.

### External

To the front of the home is a gravel driveway for two / three cars with electric charging point. To the rear is a lawned garden and patio area .

### Directions

For Satnav please use the postcode HX3 8SW

### 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.

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Road Map



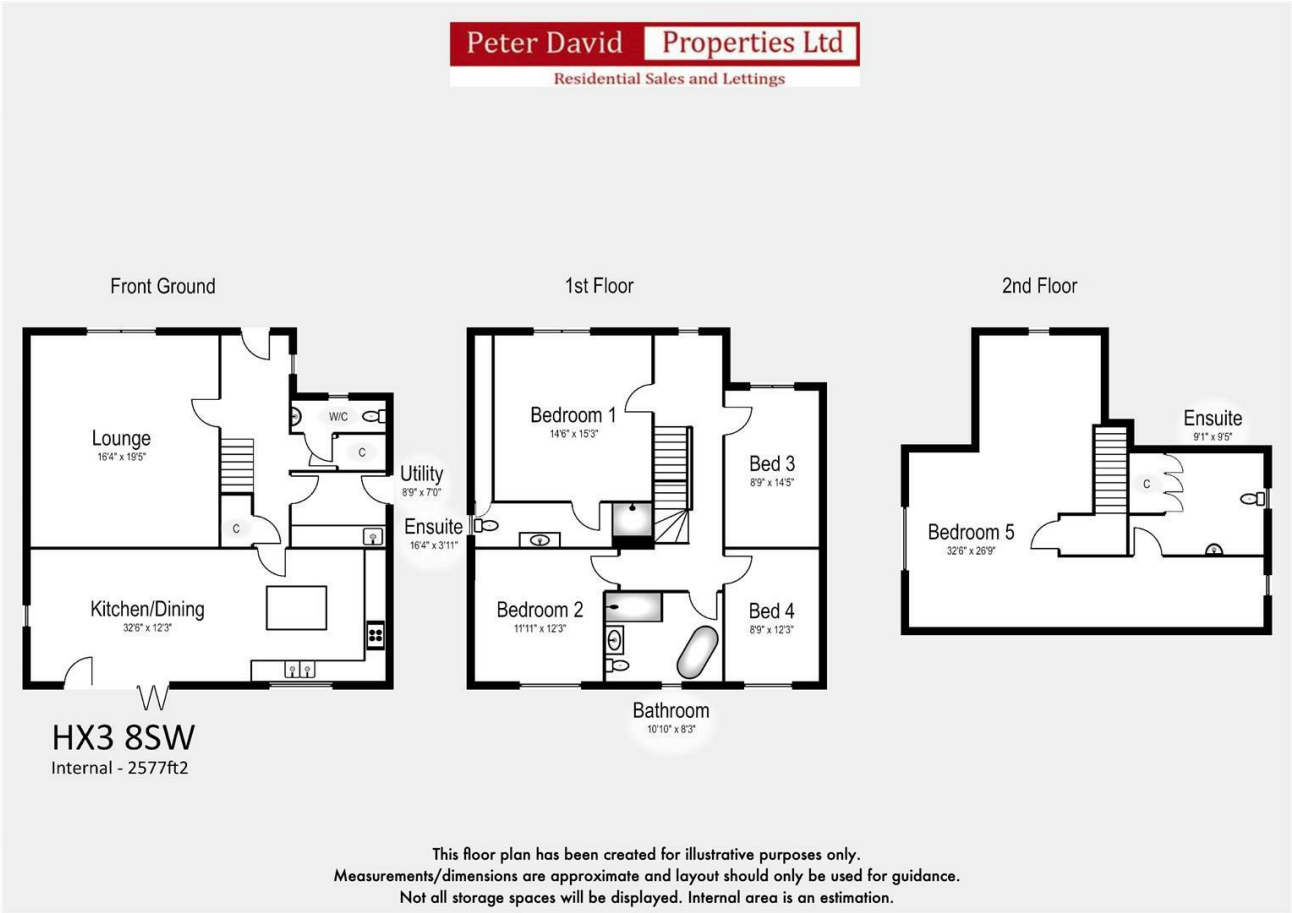
Hybrid Map



Terrain Map



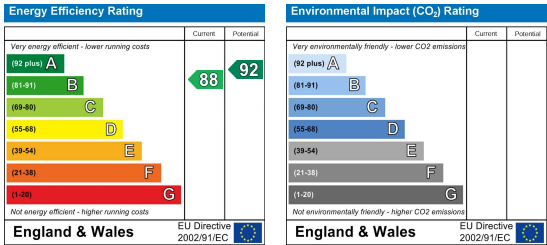
Floor Plan



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



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