

Peter David

Properties Ltd

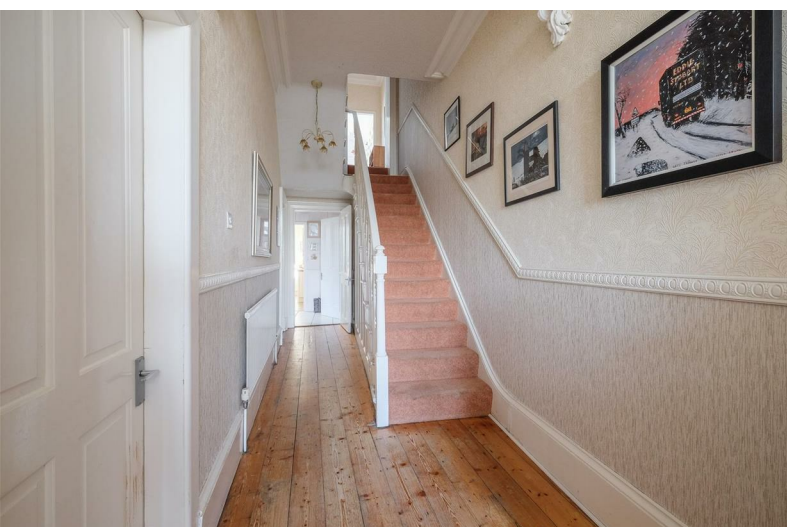
Residential Sales and Lettings



15 The Crescent

Halifax, HX3 8NQ

Offers Over £350,000



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Hipperholme, Halifax, HX3 8NQ

Offers Over £350,000



Nestled in the desirable area of The Crescent, Hipperholme, Halifax, this charming period house presents an exceptional opportunity for families seeking a spacious and comfortable home. With four / five well-proportioned bedrooms and two inviting reception rooms, this property offers ample living space for both relaxation and entertaining.

The house boasts high ceilings that enhance the feeling of openness and light throughout the three floors of accommodation. Additionally, the inclusion of a cellar provides valuable extra storage or potential for further development, catering to the needs of modern family life.

Off-road parking is a significant advantage in this sought-after location, ensuring convenience for residents and visitors alike. Families will appreciate the proximity to local schools and amenities, making daily life more manageable and enjoyable.

This property is not just a house; it is an ideal family home, combining period charm with practical living spaces. If you are looking for a residence that offers both character and functionality in a vibrant community, this home on The Crescent is certainly one not to be missed.

Entrance Hallway

A spacious entrance hallway with wooden flooring and ornate decorative features leading in from the front of the home providing access to the living room, dining room and kitchen.

Living Room

Overlooking the front of home with a large bay window providing spectacular views down The Crescent and the landscape beyond, the living room has a feature gas fireplace, ornate coving and a ceiling rose, and provides a great sense of space with its high ceilings.

Dining Room

Overlooking the rear of the home, the dining room also features a gas fireplace and continues the ornate decor with period coving adding points of interest.

Kitchen

A fully fitted kitchen with an oven and hob, a built in fridge freezer, dishwasher and a central island. Cream base and wall units with a wooden floor provide a characterful feel.

Utility

Providing external access to the rear of the home with a sink and space for washing machine and drier.

W/C

A downstairs w/c with hand basin.

Cellar

A spacious cellar ideal for storage or potential further development.

Bedroom One

A spacious double bedroom overlooking the front of the home with far reaching views down The Crescent and landscape beyond. Fitted wardrobes add practical storage space and there is access to the en-suite.

En-Suite

A four-piece bathroom suite with a free standing bath tub, shower, hand basin, heated towel rail and w/c.

Bedroom Two

A well sized double bedroom overlooking the rear of the home.

Bedroom Three

A double bedroom situated to the rear of the home with views overlooking the side aspect and a staircase leading down to the utility area.

Bedroom Four

A well sized single room overlooking the front of the property.

Bathroom

With a shower, hand basin, bidet and w/c.

Attic Room

On the second floor, the attic room has a velux style window

and provides potential for further development to turn this space into a fully function bedroom, play room or office space. With two sections to this attic room there are plenty of potential options.

External

The home is set in the middle of The Crescent with a view straight down the middle of the road from an elevated position. Stone steps lead upto the front door and there is space to sit out and enjoy sunny days. To the rear is a driveway providing off road parking which is accessed from a cobbled street.

Directions

For Satnav please use the postcode HX3 8NQ

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



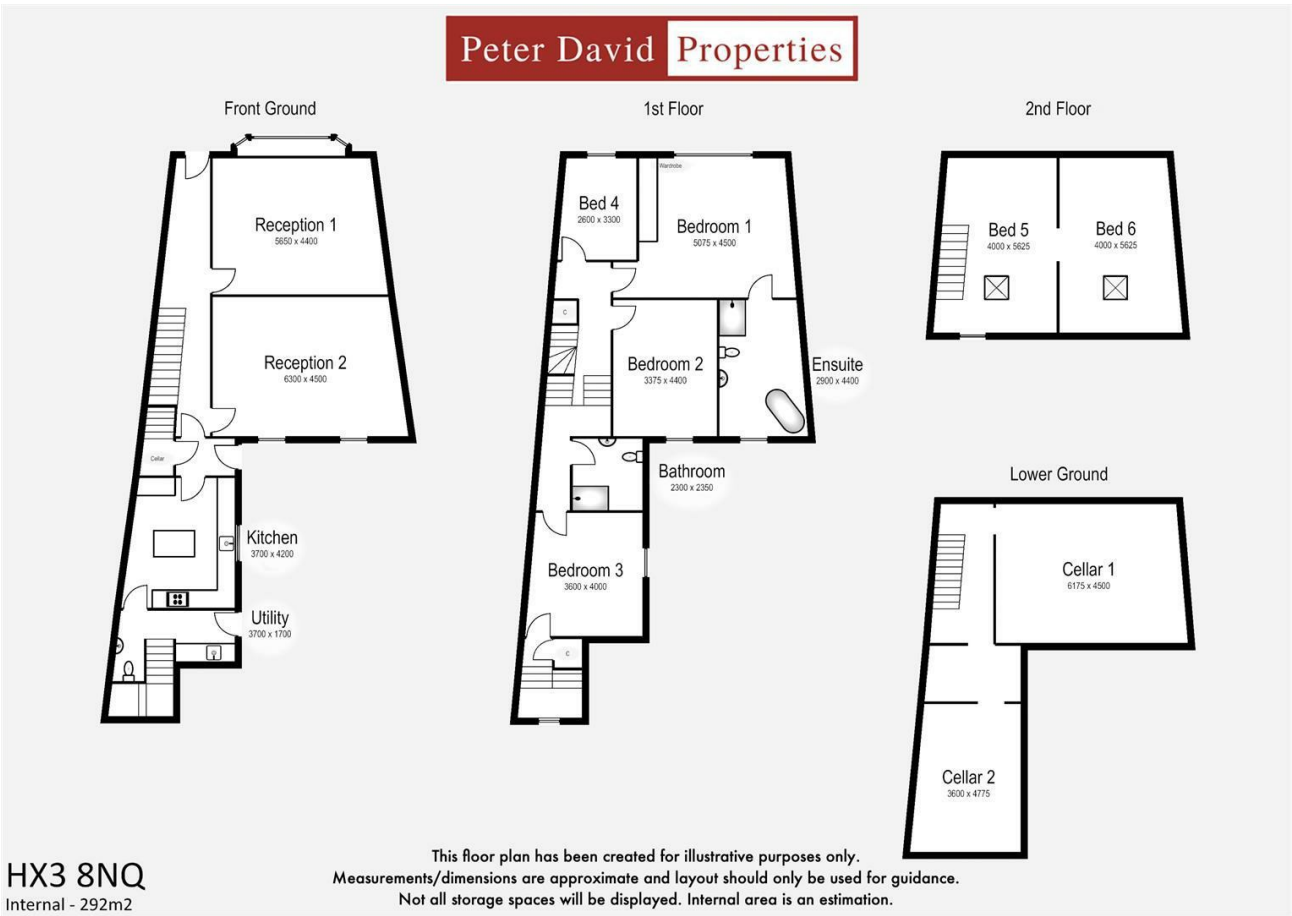
Hybrid Map



Terrain Map



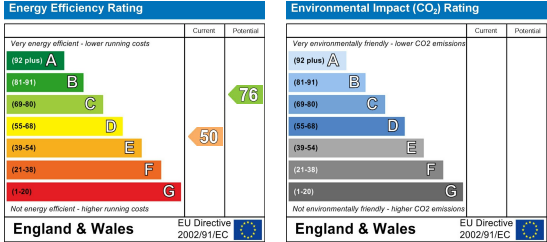
Floor Plan



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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