

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 6 Park View

Halifax, HX3 8AY

Offers Over £275,000





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Lightcliffe, Halifax, HX3 8AY

**Offers Over £275,000**



Located in the charming village of Lightcliffe, Halifax, this delightful terraced house offers a perfect blend of comfort and convenience. With accommodation spread over three floors, this spacious three-bedroom home is ideal for families or those seeking extra room to breathe.

Upon entering, you are welcomed into a well-presented reception room that sets the tone for the rest of the property. The heart of the home is undoubtedly the open kitchen diner, which boasts integrated appliances and ample storage space, making it a wonderful area for both cooking and entertaining. The layout encourages a warm and inviting atmosphere, perfect for family gatherings or quiet evenings in.

The property features three generously sized bedrooms, providing plenty of space for relaxation and personalisation. The bathroom is well-appointed, ensuring that all your needs are met in this lovely home.

Outside, you will find a charming garden, ideal for enjoying the fresh air or hosting summer barbecues. Additionally, the driveway offers off road parking, a valuable asset in this desirable location.

Lightcliffe is known for its excellent local schools and community spirit, making it an ideal place for families. With its convenient amenities and picturesque surroundings, this property is not just a house, but a place to call home. Don't miss the opportunity to make this well-presented terraced house your own.

## Entrance Hallway

Leading in from the rear garden, the entrance hallway provides access to the living room and onto the kitchen diner. With a beautifully finished white colour scheme bringing a light and airy feel, the entrance hallway benefits from decorative ceiling lighting adding a point of interest.

## Living Room

Overlooking the private garden through glazed French Doors, the living room has a light and neutral colour scheme with light grey carpets. Decorative coving adds a character feature and the ornamental fireplace provides the focal point.

## Kitchen Diner

A beautifully presented open kitchen diner providing a welcoming dining/living space for the family to enjoy. The kitchen area has fitted units with ample work surface and storage space including a built in washing machine fridge. freezer. There is ample space for a large dining table and seating area as well as access down to the storage cellar and external access to the front of the home.

## Bedroom One

A spacious double bedroom on the first floor overlooking the garden. With built in floor to ceiling wardrobe space, the room is well presented in keeping with the rest of the home.

## Bedroom Two

A well sized single bedroom to the front aspect of the home with a light and neutral colour scheme.

## Bedroom Three

A second floor bedroom with ceiling spotlights and stunning views over the surrounding landscape.

## Bathroom

A tiled shower room with walk in shower, hand basin, w/c and heated towel rail.

## External

The property benefits from access to the front and rear of the home. The rear of the property has a private garden with a patio and artificial lawn and fencing to the borders, as well as a driveway beyond the garden, providing off road parking.

## Directions

For Satnav please use the postcode HX3 8AY

## 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



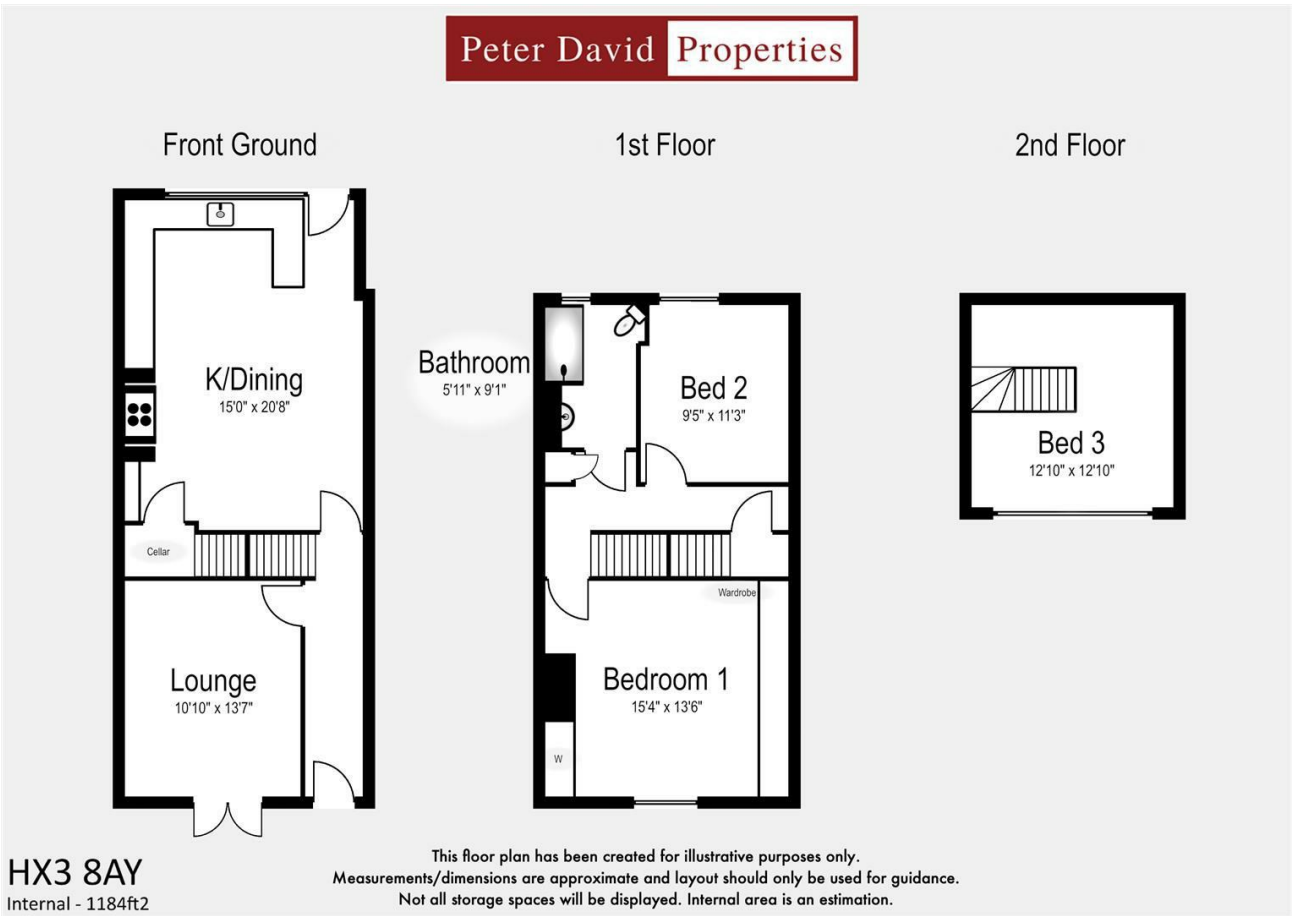
Hybrid Map



Terrain Map



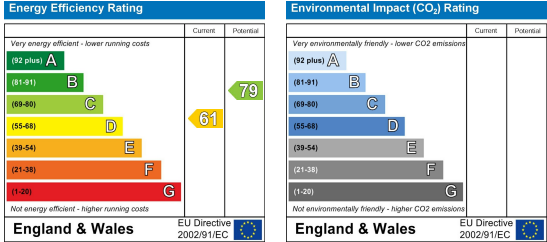
Floor Plan



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



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