

Peter David

Properties Ltd

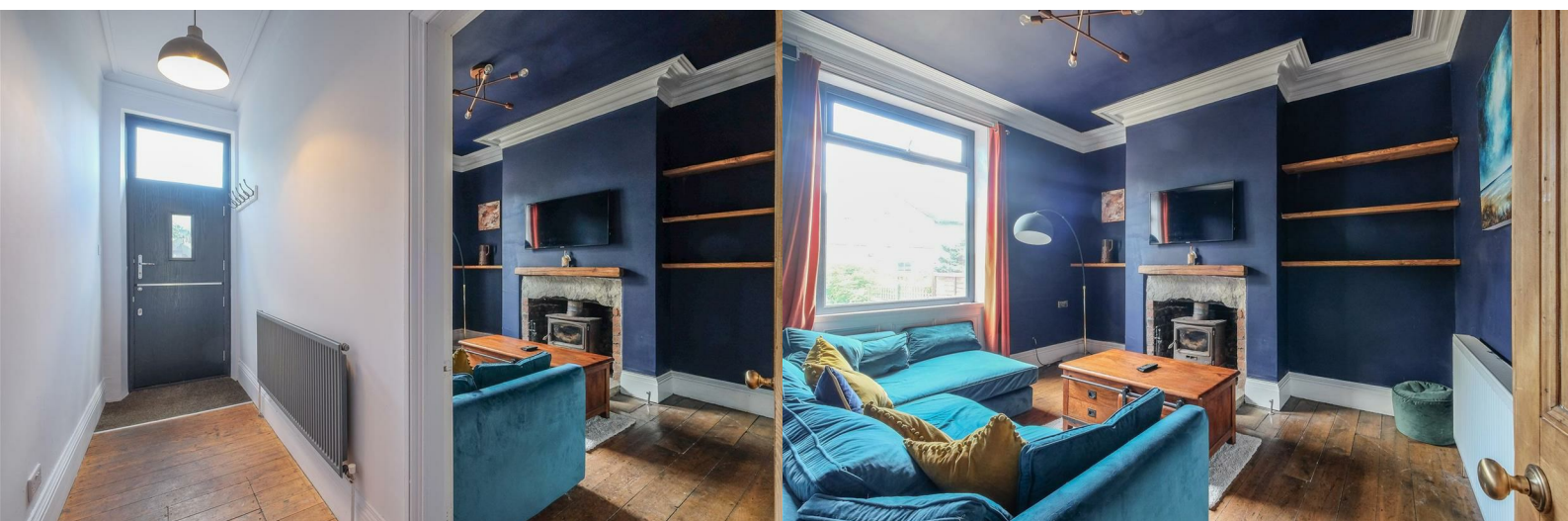
Residential Sales and Lettings



3 Park View

Halifax, HX3 8AY

£210,000



3 Park View

Lightcliffe, Halifax, HX3 8AY

£210,000



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 property features two 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 garden, ideal for enjoying the fresh air or hosting summer barbecues.

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 front of the home with a new composite stable door, the entrance has tall ceilings with decorative coving and exposed wooden floors. The room leads into the living room and on towards the dining room.

Living Room

A stunning living room with exposed wooden flooring, a feature woodburning stove set within an exposed fireplace and with shelving to the alcoves. A dark navy colour

scheme perfectly compliments this and highlights the white decorative coving which is in keeping with the home.

Dining Room

With exposed original stone flooring and an oversized decorative woodburning stove as the focal point, the dining room provides access to the cellar and leads into the kitchen. With large storage cupboards in the alcoves and a spacious layout, the dining room provides a great environment in which to relax and entertain.

Kitchen

To the rear of the property with external access onto the street behind, the kitchen has a velux window providing additional natural light. White cupboards provide ample storage space and there is a built in oven, hob and extractor as well as a dishwasher and stainless steel sink and drainer.

Cellar

Ideal for additional storage space, there is also plumbing at the top of the stairs for a washing machine and room for a drier in the cellar.

Bedroom One

A spacious double bedroom overlooking the front of the home with built in floor to ceiling wardrobes. A light grey colour scheme and access to the en-suite.

En-Suite

With a walk in shower, hand basin and w/c, the en-suite is fully tiled and has an extractor fan.

Bedroom Two

A small double bedroom to the rear of the home which is tastefully presented in keeping with the home.

Bathroom

With a bathtub, over bath shower, hand basin with storage unit and a w/c.

Landing

The landing provides an airy feel to the home with storage space and a spiral staircase leading up to the attic room

Attic Room

Used as an occasional bedroom but not completed to conform with building regulations, this versatile space is ideal for a home office study space, games room or space for guests.

External

Driveway and patio

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

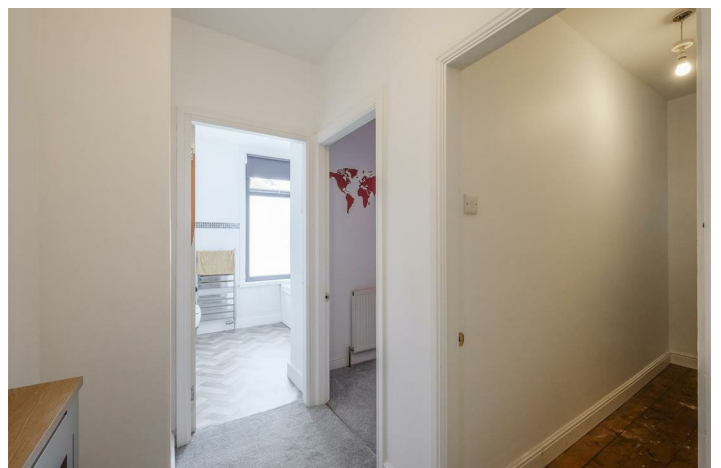
purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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



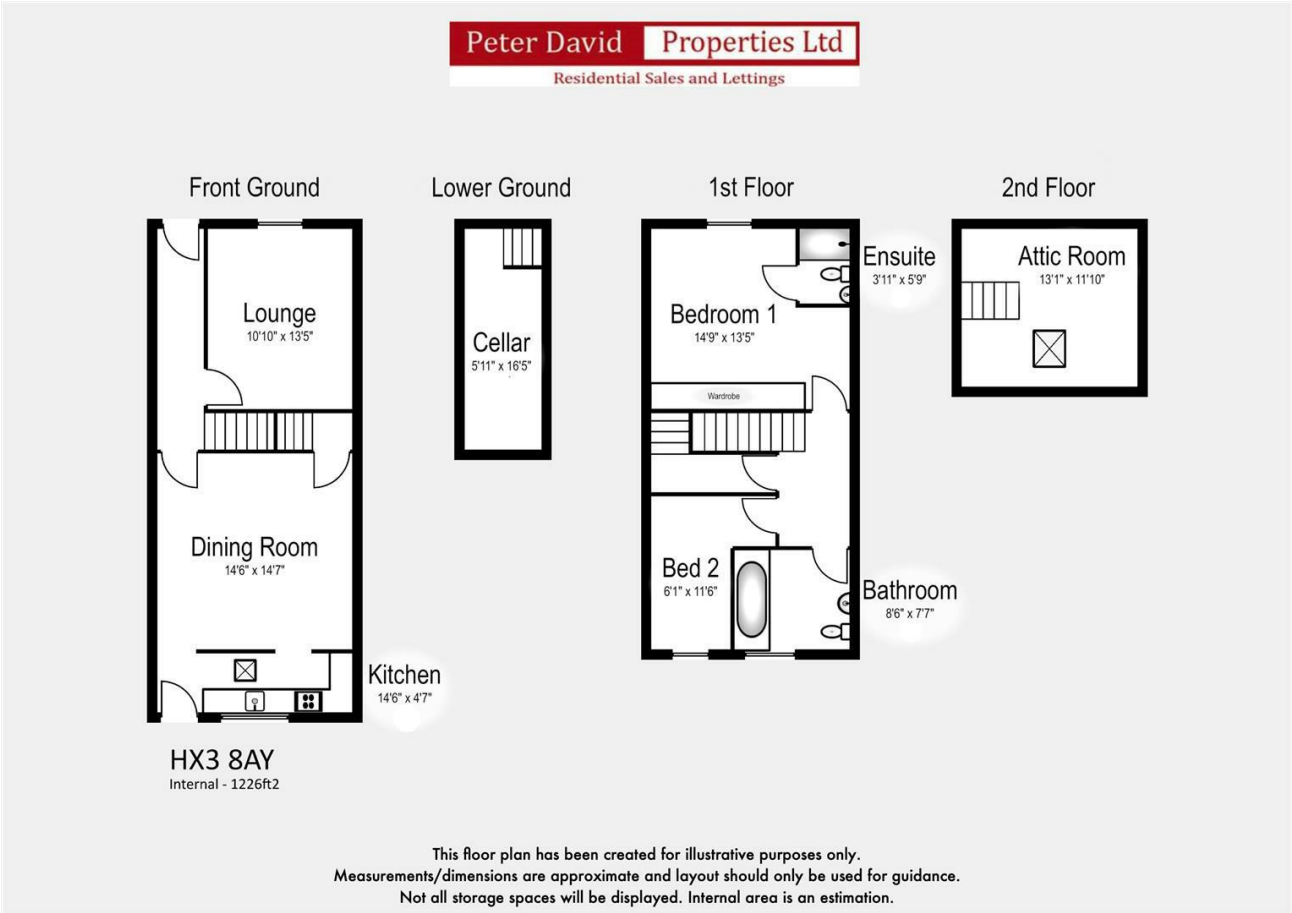
Hybrid Map



Terrain Map



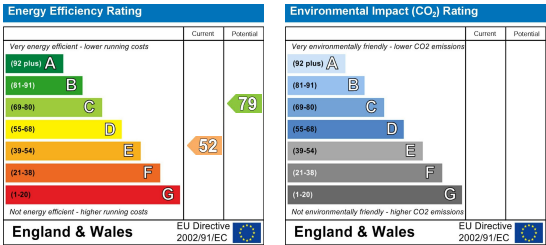
Floor Plan



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



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.