

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 18 Asquith Mews

Halifax, HX3 8FN

£350,000

 4  2  1  B



# 18 Asquith Mews

Lightcliffe, Halifax, HX3 8FN

**£350,000**



A perfect opportunity to purchase this SPACIOUS FOUR BEDROOM DETACHED HOME which is IDEALLY SITUATED IN A SOUGHT AFTER RESIDENTIAL DEVELOPMENT close to local schools and amenities. The home is at the end of a Cul-De-Sac providing added privacy.

Well presented throughout, the home has been lovingly maintained by its current owners and benefits from FOUR DOUBLE BEDROOMS as well as en-suite facilities. A utility room, downstairs w/c and a garage add further practicality and the southwest facing garden acts as a perfect sun trap.

Internal viewings are highly recommended to appreciate the SPACE and QUALITY this property has to offer - book yours today!

\*\*This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway.\*\*

## Entrance Hallway

An entrance hallway provides space for coats and shoes and leads into the living room and first floor accommodation. Tastefully decorated with laminate flooring.

## Living Room

A spacious living room overlooks the front of the property with grey walls and laminate flooring. There is a wall mounted bracket to enable the TV to be the focal point. Double doors open into the kitchen diner and let plenty of light through.

## Kitchen Diner

Overlooking the rear of the property there are patio doors opening onto the garden. There is plenty of dining space and the kitchen has ample work surface and storage space with wooden countertops and cupboards, as well as a

breakfast bar. Integrated appliances are included and there is further understairs storage. White walls with grey panelling contrast well together and the laminate floor looks stylish whilst also providing further practicality.

## Utility Room

The utility room provides external access to the side of the property and leads on to the downstairs W/C. There is space for a washing machine and drier under the countertops.

## W/C

A sink and W/C with laminate flooring.

## Garage

Ideal for parking or storage with an up and over door.

## Master Bedroom

A large double bedroom overlooking the front of the property. Tastefully decorated with beige carpets and a green feature wall.

## En-Suite

A shower, sink and W/C with grey tiles and splashbacks.

## Bedroom Two

A front facing second bedroom with a window.

## Bedroom Three

With a window to the rear elevation.

## Bedroom Four

A good-sized fourth bedroom with a window to the rear elevation.

## Family Bathroom

A white three-piece bathroom suite with a sink, bath tub and W/C. White tiling throughout and grey floors.

## Garden

A large garden with a lawn and patio area, perfectly positioned to provide a perfect suntrap. There are border plants and wooden fencing surrounding this lovely outdoor space making it the perfect spot in which to relax and entertain on sunny days.

## External

A double driveway and lawn to the front of the property and a garden to the rear.

## Directions

For Satnav please use the postcode HX3 8FN

## 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



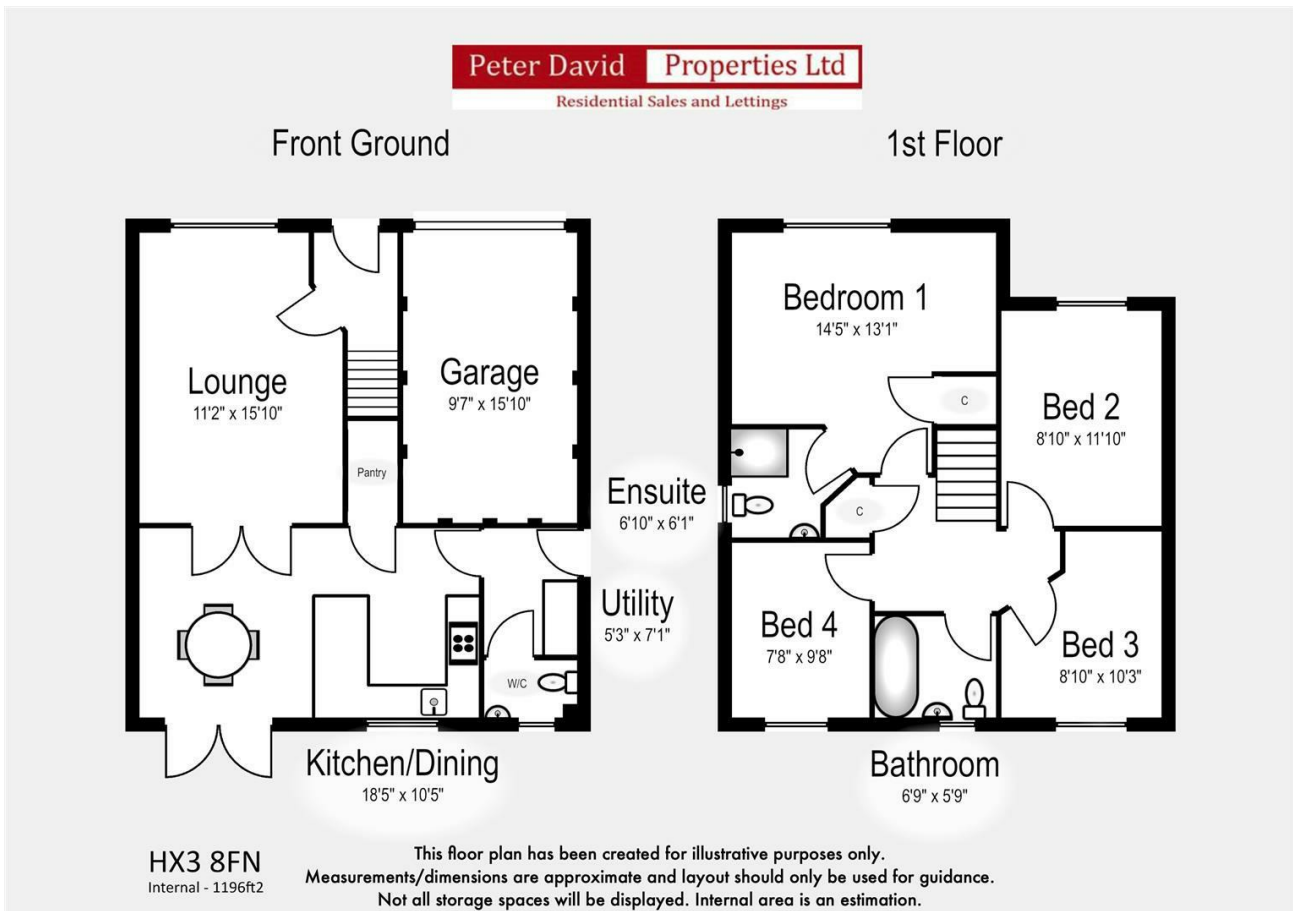
## Hybrid Map



## Terrain Map



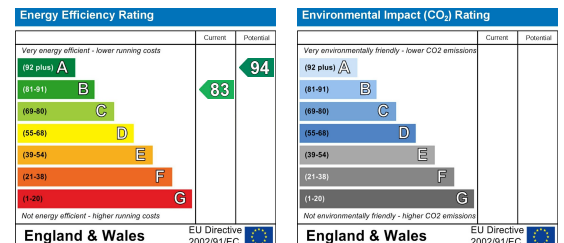
## Floor Plan



## 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.

5c The Craggs Country Business Park  
New Road, Cragg Vale  
Hebden Bridge, HX7 5TT

102 Commercial Street  
Brighouse HD6 1AQ

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

T: 01422 366948  
E: halifax@peterdavid.co.uk

T: 01484 719191  
E: brighouse@peterdavid.co.uk

T: 01422 844403  
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191  
E: huddersfield@peterdavid.co.uk