

Peter David Properties

Residential Sales and Lettings

Roselee Close, Siddal

£185,000





# Roselee Close,

## Siddal, Halifax HX3 9BT

Offered for sale is this excellent detached family home set on a popular cul-de-sac with the benefit of sitting in an elevated position with views over Halifax. The property comprises: side entrance door leading into the hallway, dining kitchen with built in appliances, three bedrooms and house bathroom. Externally there is a driveway which provides parking for at least 3 cars and leads to a single car garage, garden to the front and to the rear there is a tiered patio with outside lighting and a decked terrace. With double glazed windows, central heating an internal viewing is strongly recommended.

### Features

- Energy Efficiency Rating - C
- Detached Family Home
- Three Bedrooms
- Spacious Dining Kitchen
- Generous Sized Living Room
- Three Piece Family Bathroom
- Driveway for 3 Cars & Single Garage
- Tiered Patio Garden with Decked Terrace
- Double Glazing & Central Heating
- NO UPWARD CHAIN

### Accommodation:

#### Ground Floor:

Enter the property via a side exterior door into the entrance hallway.

#### Entrance Hall

Having a staircase rising to first floor with spindle balustrade and a double central heating radiator.

#### Dining Kitchen 4.93m (16'2") max x 3.43m (11'3") max

This good sized dining kitchen has laminate flooring, double central heating radiator, wood panelling to dado rail height, understairs storage space and sliding patio doors to the rear elevation.

#### Kitchen Area

Fitted with matching wall and base units with complementary working surfaces over inset into which is an Asterite sink unit. There is space and plumbing for an automatic washing machine, gas hob with extractor hood above, built-in electric oven, wall mounted combination boiler and a window to the rear elevation.

#### Lounge 4.95m (16'3") x 3.40m (11'2")

A well proportioned reception room having a box window to the front elevation, laminate flooring, Adam style fire surround with inset living flame gas fire, double central heating radiator, dado rail and wall light points.

#### First Floor:

#### Landing

Having a spindle balustrade, double central heating radiator and loft access point.

#### Master Bedroom 4.95m (16'3") x 2.49m (8'2")

Having windows to the rear elevation, laminate flooring, fitted wardrobes in pine with over head storage cupboards and a single central heating radiator.

#### Bedroom Two 2.74m (9'0") x 2.34m (7'8")

A second bedroom of double proportions having a window to the front elevation, laminate flooring and a double central heating radiator.



### Bedroom Three 3.35m (11'0") x 2.06m (6'9")

Having a window to the front elevation, laminate flooring and a double central heating radiator.

### Bathroom 2.24m (7'4") max x 1.75m (5'9")

Furnished with a three piece white suite comprising of panelled bath with electric shower unit over, pedestal wash hand basin and low flush wc. There is part tiling to the walls, laminate flooring, built in storage cupboard, chrome ladder style radiator and a window to the side elevation.

### Outside

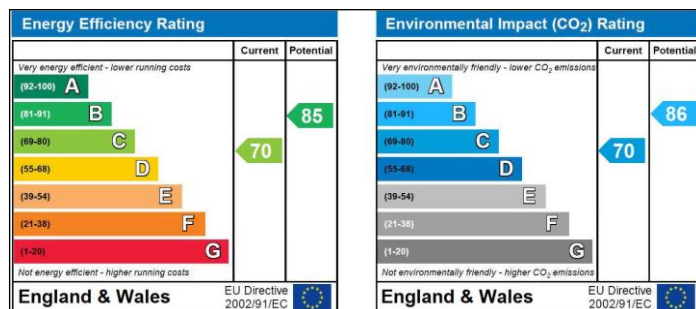
There is a garden area to the front property together with a paved driveway to the side providing off road parking facilities and leading to the single car garage with up and over door, power / light. To the rear can be found most pleasant paved and patio gardens with decking above the garage.

### Directions

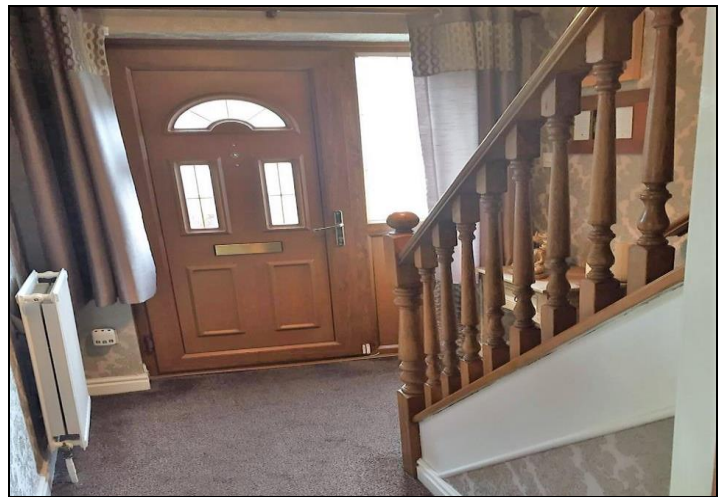
Proceed out of Halifax via Skircoat Road passing the Swimming Baths and taking your left turn into Hunger Hill, proceed down here, crossing over the mini roundabout into Water Hill, continue along towards Siddal looking out for and taking your left turn into Cinderhill Lane, proceed up here keeping to your right and take your left turn into Roselee Close where the property will be found on your right identified by our 'For Sale' board.

### Mortgage Services

Why not see our mortgage advisor for a FREE advice appointment. We will look at the whole of the market to find the best deal for you. Whether you want to know how much you can borrow or the monthly payments we are here to help. At Peter David, we are here to give that personal service with the right expertise to make the buying process hassle free. For an appointment please call any of our offices to arrange a visit.







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.

23-25 George Street  
Halifax HX1 1HA

102 Commercial Street  
Brighouse HD6 1AQ

Wharf Street  
Sowerby Bridge HX6 2AE

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

T: 01422 366948  
E: [halifax@peterdavid.co.uk](mailto:halifax@peterdavid.co.uk)

T: 01484 719191  
E: [brighouse@peterdavid.co.uk](mailto:brighouse@peterdavid.co.uk)

T: 01422 832444  
E: [sowerbybridge@peterdavid.co.uk](mailto:sowerbybridge@peterdavid.co.uk)

T: 01422 844403  
E: [hebdenbridge@peterdavid.co.uk](mailto:hebdenbridge@peterdavid.co.uk)

T: 01484 719191  
E: [huddersfield@peterdavid.co.uk](mailto:huddersfield@peterdavid.co.uk)

[www.peterdavid.co.uk](http://www.peterdavid.co.uk)