

Chapters



17 DENFIELD EDGE HALIFAX

£170,000

Situated in the sought-after area of Denfield Edge, Halifax, this well-presented three-bedroom semi-detached home has been fully renovated to provide modern, move-in-ready accommodation.

The property offers a spacious reception room with plenty of natural light, creating a comfortable living space for everyday family life. The modern fitted kitchen provides a practical and stylish space with ample storage and worktop space, ideal for both day-to-day use and entertaining. There are three well-proportioned bedrooms and a contemporary family bathroom, with the renovation completed to a modern standard throughout. Externally, the property benefits from off-road parking for two vehicles and enjoys elevated views across the valley. Its position offers a pleasant outlook while remaining within easy reach of local schools, shops, parks, and transport links. Well suited to first-time buyers, growing families, and those looking to move to a well-connected residential area, this property offers modern living in a popular location. Don't miss the opportunity to book your viewing today.



• THREE BEDROOM SEMI DETACHED • VIEWS OVER THE VALLEY • OFF ROAD PARKING TO THE FRONT

Entrance

Entering through a composite front door into the kitchen.

Kitchen

18'0 x 8'9

Newly fitted modern kitchen comprising matching wall and base units with granite worktops, integrated dishwasher, fridge freezer and washing machine/tumble dryer. Freestanding Smeg cooker with gas hob, electric oven and grill. Inset sink with drainer, inset spotlighting, and a double glazed window to the front. Doors leading to the living room and WC.

WC

2'7 x 5'3

Comprising a low-level WC and wash hand basin, with fully tiled flooring and part tiled walls.

Living Room

15'2 x 12'0

Spacious living room with a double glazed window and door to the rear, radiator, and stairs leading to the first floor landing.

First Floor Landing

Double glazed window to the side, loft hatch with drop-down ladder, and doors leading to the bedrooms and bathroom.

Bedroom One

10'4 x 10'9

Double bedroom with a double glazed window to the rear and radiator.

Bedroom Two

12'0 x 10'10

Double bedroom with a double glazed window to the front and radiator.

Bedroom Three

8'11 x 7'7

Bedroom with a double glazed window to the front and radiator.

Bathroom

6'11 x 6'11

Spacious bathroom comprising a large bath with overhead shower, WC and wash basin. Features include inset spotlighting, built-in storage, heated towel radiator, frosted double glazed window to the side, fully



- WELL PRESETNED THROUGHOUT • COUNCIL TAX BAND A • CLOSE TO LOCAL SCHOOLS AND AMENITIES • GOOD TRANSPORT LINKS • RENOVATED THROUGHOUT

tiled flooring and part tiled walls.

External

To the front is a driveway providing off-road parking for up to three cars, an outdoor tap, and gated access to the side leading to the rear garden. The rear garden features a flagged patio area, lawned garden, and views over the valley.



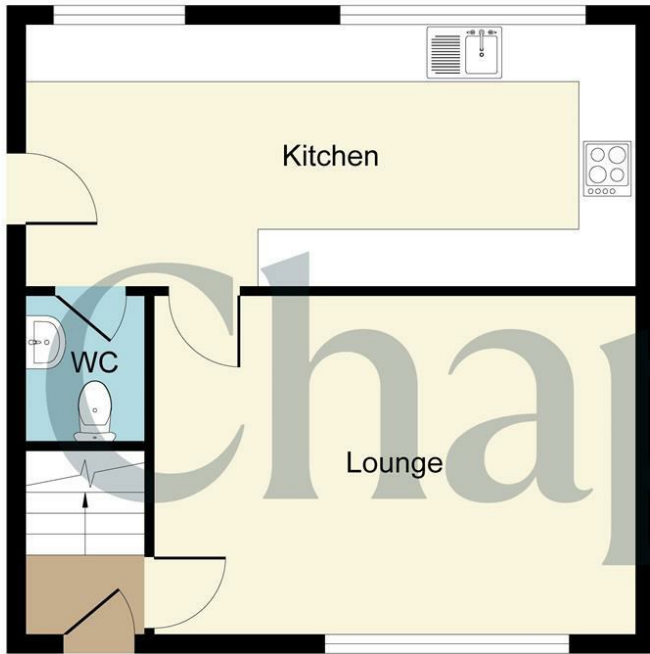




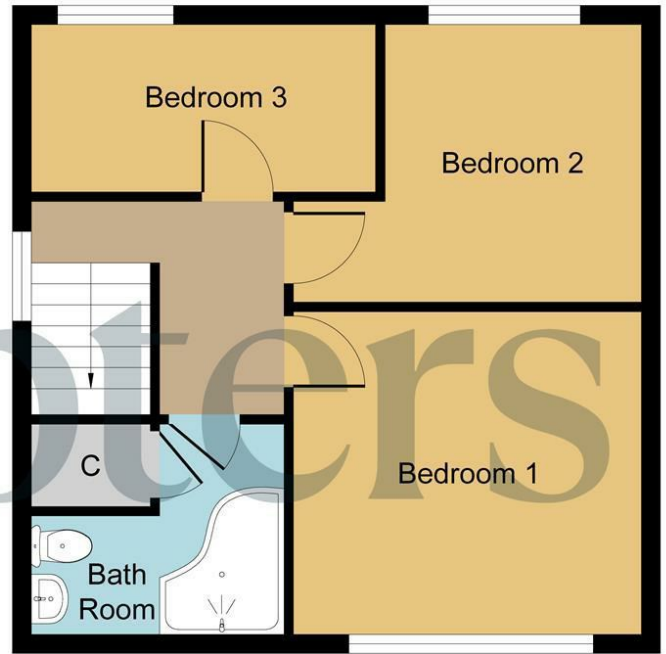
Additional Information

Local Authority - Calderdale
Council Tax - Band A
Viewings - By Appointment
Only

Floor Area - sq ft
Tenure -



Ground Floor



First Floor

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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