

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 56 Bentley Avenue

Halifax, HX3 8UT

**Price Guide £110,000**



# 56 Bentley Avenue

Lightcliffe, Halifax, HX3 8UT

**Price Guide £110,000**



\*\*\*Offered for sale at auction with a Guide Price of £110,000 this property offers outstanding value in today's market.\*\*\*

Nestled on Bentley Avenue in Halifax, this spacious three-bedroom semi-detached house presents an excellent opportunity for both investors and first-time buyers. The property, while in need of renovation and redecoration, offers a blank canvas for those looking to create their dream home.

Upon entering, you will find two generous reception rooms that provide ample space for relaxation and entertaining. The house also boasts plenty of storage options, ensuring that all your belongings can be neatly tucked away. Additionally, a useful outbuilding offers further storage solutions, making it ideal for those with hobbies or extra equipment.

The gardens to both the front and rear of the property provide outdoor space, perfect for enjoying the fresh air or cultivating your own garden. The location is particularly advantageous, being close to local schools and amenities, which adds to the appeal for families and individuals alike.

This property is a fantastic opportunity to invest in a home that can be tailored to your personal taste and style. With its potential and prime location, it is sure to attract interest from a variety of buyers. Don't miss the chance to transform this house into a beautiful home.

Auction ends 26/02/2026 \*\*\*We reserve the right to end the auction early.\*\*\*

## Entrance Hallway

11'9" x 5'10" (3.6m x 1.8m)

Leading in from the front of the home and on into the living room, kitchen and the stairs to the first floor accommodation.

## Living Room

13'1" x 11'9" (4.0m x 3.6m)

Overlooking the front of the home this spacious living room has a feature gas fireplace as the focal point.

## Dining Room

11'1" x 10'2" (3.4m x 3.1m)

Overlooking the rear garden, the dining room has a gas fireplace and built-in cupboards to one of the alcoves.

## Kitchen

10'2" x 7'10" (3.1m x 2.4m)

With wooden base and wall units, the kitchen has a stainless steel sink and drainer, a freestanding cooker and a pantry under the stairs. There is also a door leading outside to the side of the home. There is a boiler in the kitchen which has been recently installed.

## Landing

A spacious landing with storage cupboards.

## Bedroom One

11'5" x 10'2" (3.5m x 3.1m)

A double bedroom to the front aspect with built-in storage space.

## Bedroom Two

11'5" x 10'2" (3.5m x 3.1m)

A double bedroom to the rear of the home.

## Bedroom Three

8'10" x 7'10" (2.7m x 2.4m)

A well-sized single bedroom to the front aspect.

## Bathroom

With a hand basin, w/c and bathtub.

## External

With lawned gardens to the front and rear, the home has

plenty of outdoor space and is accessed via a gated pathway with mature hedges adding privacy. There are two outbuildings providing additional storage space to the side of the home.

### Directions

For Satnav please use the postcode HX3 8UT

### 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

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Dining

Kitchen

Lounge

Bedroom

Bath

Bedroom

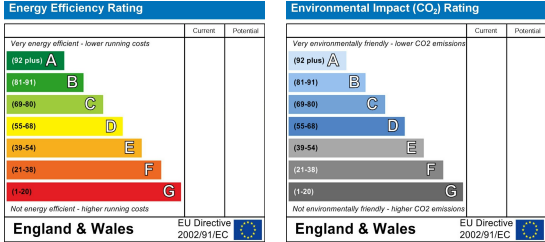
Bedroom

This floor plan has been created for illustrative purposes only.  
Measurements/dimensions are approximate and layout should only be used for guidance.  
Not all storage spaces will be displayed. Internal area is an estimation.

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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