

# Peter David

# Properties Ltd

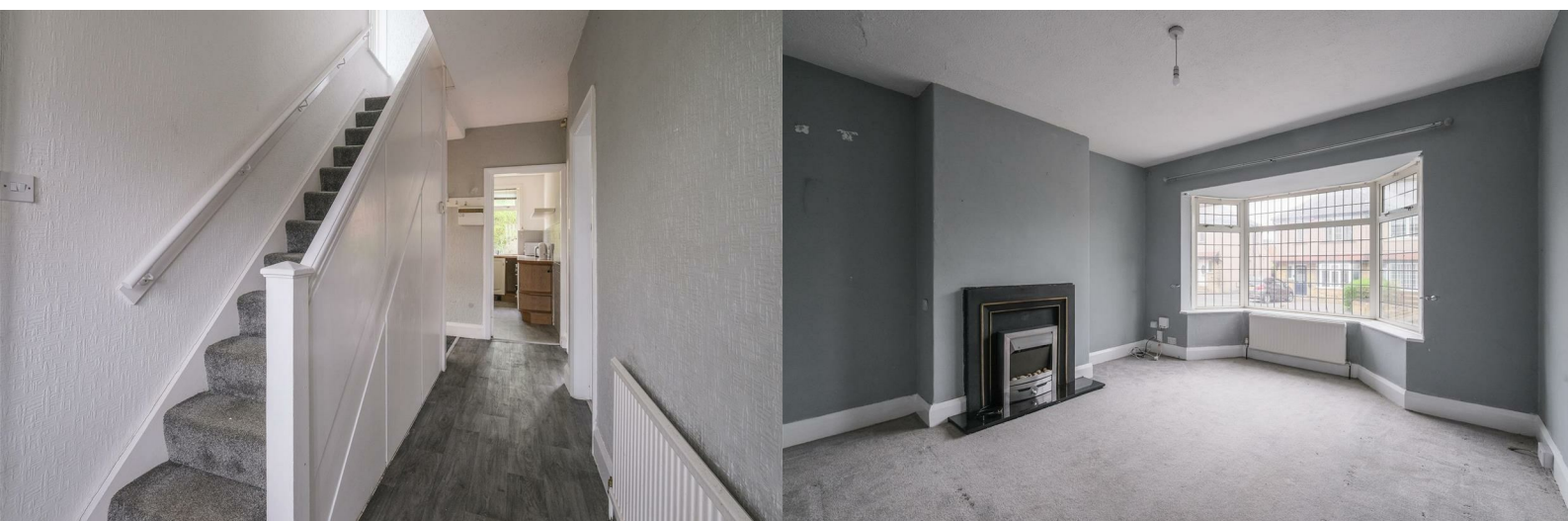
Residential Sales and Lettings



## 2 Mountfields

Halifax, HX3 8SS

**£315,000**



# 2 Mountfields

Hipperholme, Halifax, HX3 8SS

£315,000



Nestled in the desirable area of Mountfields, Hipperholme, Halifax, this charming semi-detached house presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting three well-proportioned bedrooms, this property is designed to accommodate modern family living with ease.

Upon entering, you will find two inviting reception rooms that offer ample space for relaxation and entertaining. The addition of a conservatory enhances the living area, providing a bright and airy space that seamlessly connects to the outdoor gardens. The property is set within a generous plot, featuring beautifully maintained gardens to the front, side, and rear, perfect for children to play or for hosting summer gatherings.

Parking is a breeze with space for two vehicles with a garage and driveway that adds further convenience. The potential for extension and development, subject to planning permission, allows for the possibility of tailoring the home to your specific needs.

Situated in a sought-after location, this property is conveniently close to local schools and amenities, making it an ideal choice for families. With no onward chain, this home is ready for you to move in and start creating lasting memories. We highly recommend booking an early viewing to fully appreciate all that this property has to offer.

## Entrance Hallway

A spacious entrance hall leading in from the front of the home, providing access to the living room, dining room, kitchen and up to first floor accommodation.

## Living Room

A spacious living room overlooking the front aspect of the home with a bay window. The room has a feature fireplace as a focal point and has a light grey colour scheme.

## Dining Room

Mirroring the decor of the living room but overlooking the rear of the home, the dining room also features a bay window which overlooks the rear garden and has a feature fireplace as a focal point,

## Kitchen

To the rear of the home, the kitchen has cream base and wall units with wooden worktops. With a free standing oven and hob, a sink and drainer, the kitchen has space for a washing machine and fridge freezer.

## Conservatory

Overlooking the side of the property with views over the gardens, the conservatory benefits from a south-facing aspect and has French doors providing external access.

## Bedroom One

A well sized double bedroom to the front aspect with fitted wardrobes and a light and neutral colour scheme.

## Bedroom Two

A second double bedroom to the rear aspect with built in storage space, white walls and grey carpet.

## Bedroom Three

A well sized single bedroom to the front aspect of the home.

## Bathroom

A four piece bathroom suite which is fully tiled with a bath tub, separate shower, hand basin and w/c.

## Garage

To the rear of the property is a detached garage accessed from the driveway which is ideal for parking and storage space.

## External

Set on a large plot with a lawned garden to the front, side and rear, the gardens provide a south facing outdoor space. With a patio at the side of the home as well as a rockery, and a pathway leading out towards the garage.

## Directions

For Satnav please use the postcode HX3 8SS

## 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 WHATSOEVER IN RELATION TO THIS PROPERTY.



## Road Map



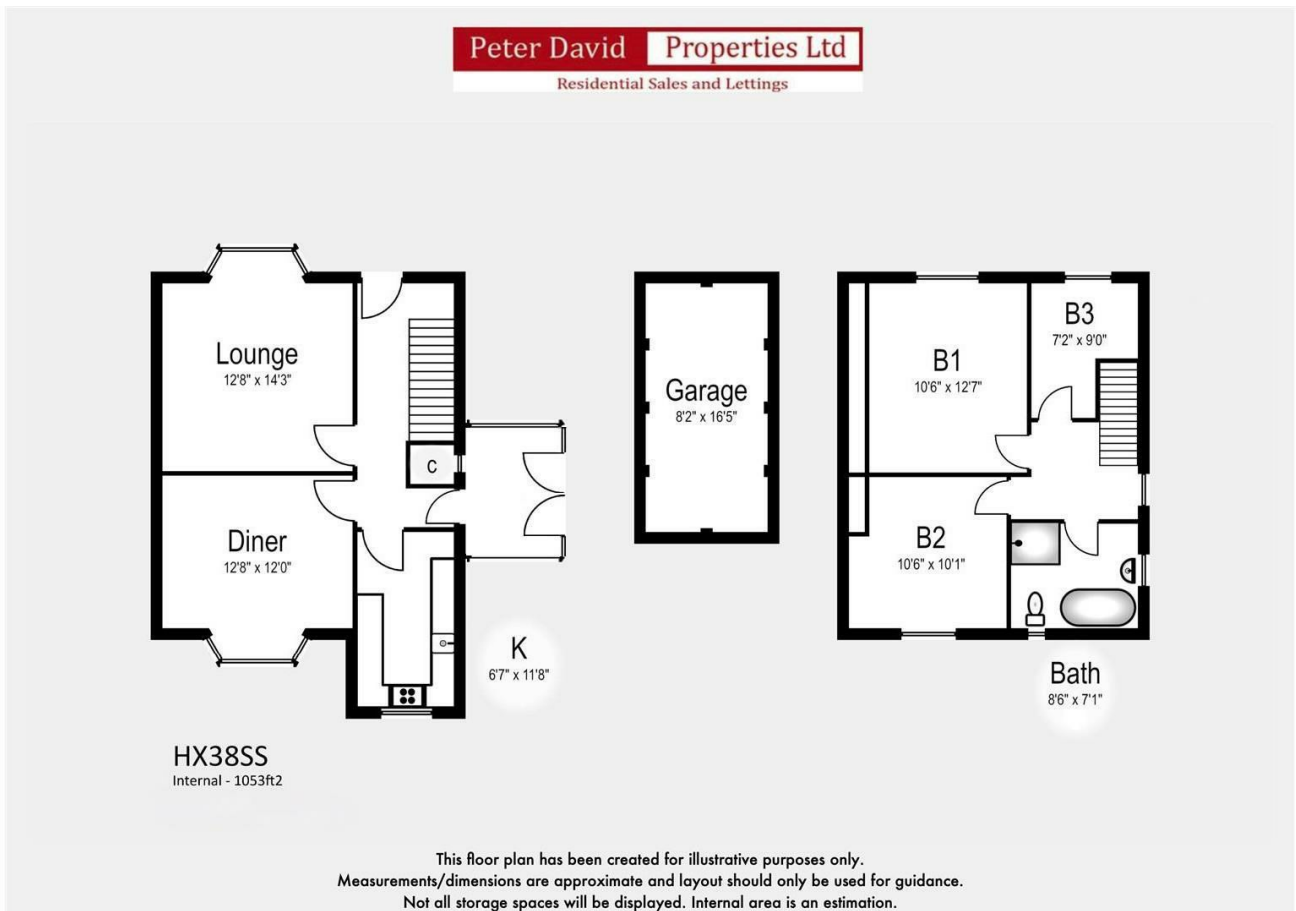
## Hybrid Map



## Terrain Map



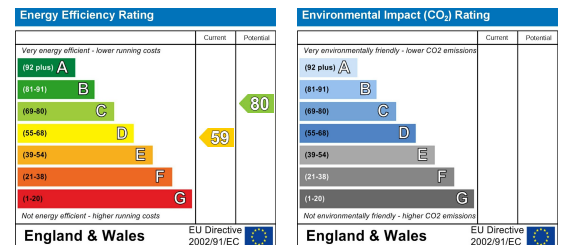
## Floor Plan



## 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



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