

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 17 Park Close

Halifax, HX3 8SQ

£230,000



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Lightcliffe, Halifax, HX3 8SQ

**£230,000**



Nestled at the end of a tranquil cul-de-sac on Park Close in Lightcliffe, Halifax, this delightful three-bedroom semi-detached house presents an excellent opportunity for families seeking a comfortable and convenient home. The property boasts a spacious layout, perfect for modern living, with an inviting open-plan living and dining room that creates a warm and welcoming atmosphere.

One of the standout features of this home is the charming conservatory, which overlooks the well-maintained rear garden, providing a lovely space to relax and enjoy the outdoors. The garden is ideal for children to play in or for hosting family gatherings during the warmer months. Additionally, the property includes a garage and a driveway, offering ample parking and storage solutions.

Situated close to local schools and amenities, this home is perfectly positioned for families, ensuring that daily conveniences are just a short distance away. The property is in need of updating cosmetically and presents an excellent blank canvas for new owners to be able to put their own stamp on the home. There is no onward chain with the sale helping to keep the transaction straight forward.

This semi-detached house is not just a property; it is a place where memories can be made. Whether you are a first-time buyer or looking to upsize, this home offers the perfect blend of space, comfort, and location. Do not miss the chance to view this ideal family home in the sought-after area of Lightcliffe.

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

## **Entrance Hall**

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

## **Living Room**

Overlooking the front garden, the living room has patterned carpet which runs throughout the home, and a light and neutral colour scheme. A feature gas fireplace provides the focal point with a stone surround and the room is semi open plan to the dining area.

## **Dining Room**

Overlooking the conservatory allowing natural light to flood the space and providing access to the kitchen.

## **Kitchen**

With wooden base and wall units, a gas hob, an oven and grill and a sink with drainer, the kitchen also features a fridge freezer and space for a washing machine and dishwasher.

## **Conservatory**

With a south facing aspect and tiled flooring, the conservatory overlooks the rear garden and benefits from window blinds.

## **Bedroom One**

A spacious double bedroom with built in wardrobes and ample floorspace for bedroom furniture with an outlook over the front of the home.

## **Bedroom Two**

A spacious double bedroom with built in wardrobes and ample floorspace for bedroom furniture and views over the rear aspect..

## **Bedroom Three**

A single bedroom overlooking the front aspect of the home.

### Bathroom

A tiled bathroom suite with a bath tub, over bath shower, hand basin and w/c.

### Garage

To the side of the home, ideal for parking and storage space.

### External

The property is set within a corner plot with a lawned garden to the front of the home and a driveway and garage to the side. At the rear is a private garden with a south-facing aspect.

### Directions

For Satnav please use the postcode HX3 8SQ

### 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.



