

Peter David

Properties Ltd

Residential Sales and Lettings



27 Lower Crow Nest Drive

Halifax, HX3 8UN

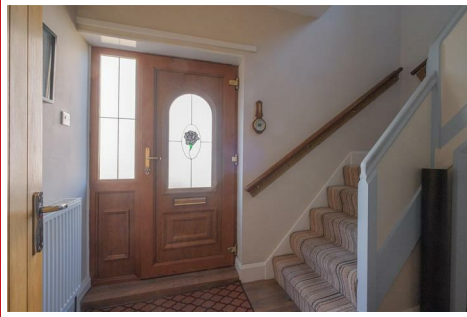
£260,000



27 Lower Crow Nest Drive

Lightcliffe, Halifax, HX3 8UN

£260,000



Nestled in the desirable area of Lower Crow Nest Drive, Halifax, this charming semi-detached house presents an excellent opportunity for families seeking a comfortable and modern living space. The property boasts three well-proportioned bedrooms, providing ample room for relaxation and rest. The thoughtfully redesigned interior features a semi-open plan living area that seamlessly connects to a spacious kitchen diner, allowing for a bright and airy atmosphere enhanced by natural light and picturesque views of the surrounding landscape.

In addition to the main living areas, the property offers a versatile loft space, accessible via drop-down ladders and complete with a Velux window, perfect for use as a study, playroom, or additional storage. The well-maintained gardens at both the front and rear of the house provide a lovely outdoor retreat, ideal for family gatherings or quiet evenings.

Parking is a breeze with a driveway which is complemented by a garage for added convenience. Located in close proximity to local schools and amenities, this home is perfectly positioned for family life. We highly recommend viewing this delightful property to fully appreciate its charm and potential as a family home.

Open Living Dining Room

A spacious open plan living area overlooking the front of the home with ceiling spotlights and a white colour scheme. Double windows at the front allow plenty of natural light into the space and a feature gas fireplace provides the focal point. Laminate flooring runs throughout the ground floor and provides a practical and stylish finish to the room.

Kitchen Diner

Overlooking the rear of the home, the kitchen has red cupboards providing ample storage space.. French doors open out onto the garden and additional windows allow plenty of light in. Ceiling spotlights bring the room perfectly upto date an the kitchen features a sink and drainer, oven and hob, fridge freezer and washing machine.

Bedroom One

A double bedroom overlooking the front aspect with built in wardrobes and laminate flooring,

Bedroom Two

A double bedroom overlooking the rear of the home with far reaching views over the surrounding landscape. With built in wardrobes and laminate flooring.

Bedroom Three

A well sized single room to the front aspect with laminate flooring.

Bathroom

With a walk in shower, hand basin and w/c.

Garage

Ideal for storage and parking space. There is a greenhouse to the rear of the garage providing a great space for growing plants.

External

Set back from the road, the property is accessed via a driveway with a paved garden to the front of the home which has mature planters built into the border. At the rear is a landscaped garden with great views and brick built planters adding some lovely detail.

Directions

For Satnav please use the postcode HX3 8UN

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.

Entrance Hallway

Entering from the side of the home, the entrance hall was handy storage space and leads into the kitchen as well as upstairs to the first floor accommodation.



Road Map



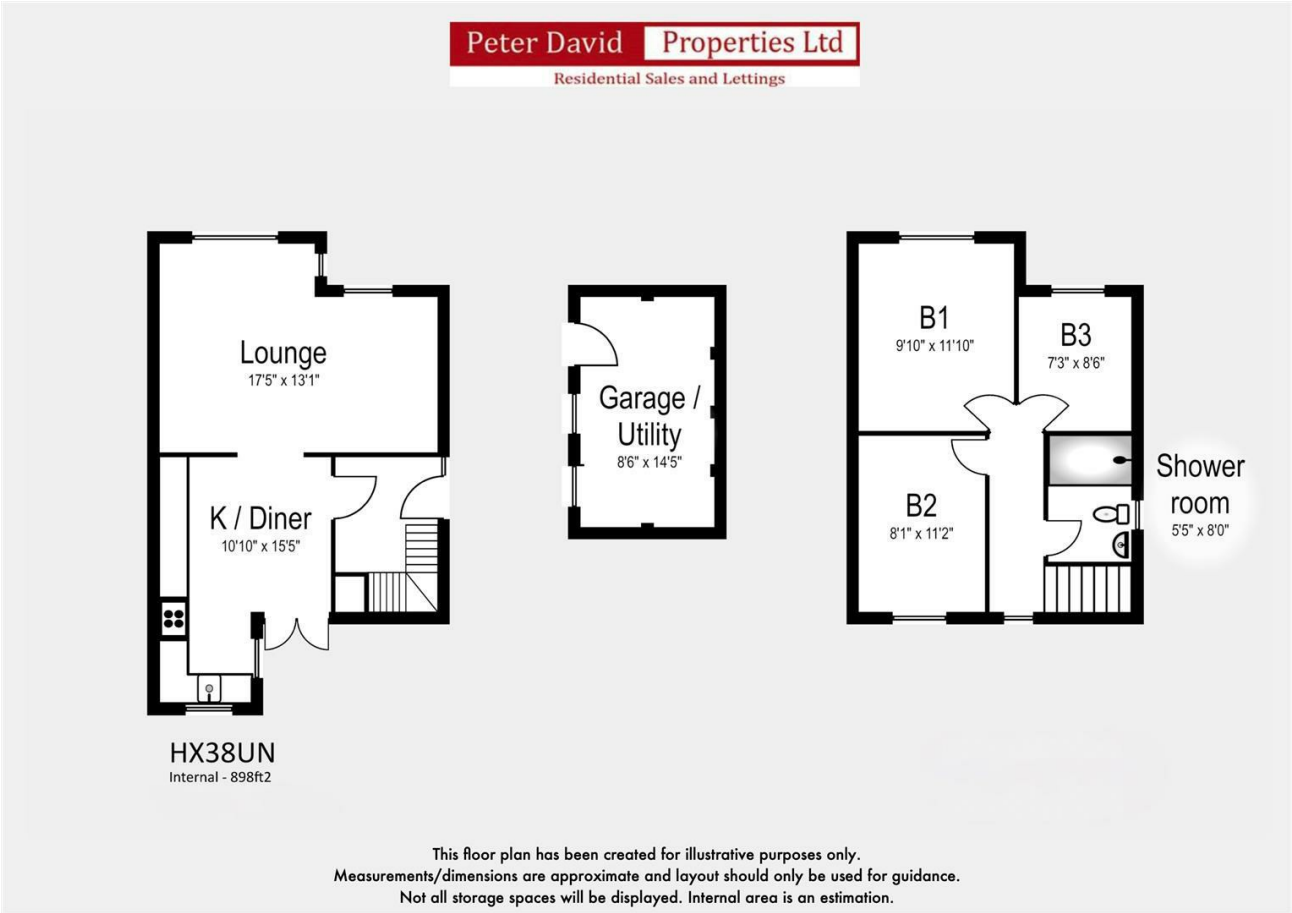
Hybrid Map



Terrain Map



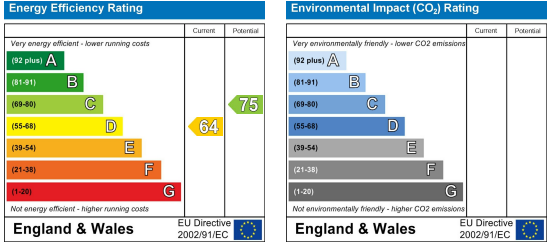
Floor Plan



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



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.