Peter David Properties Ltd

Residential Sales and Lettings

Kirkstone Drive,

£195,000

3 1 1 D

Welcome to this charming semi-detached house located on Kirkstone Drive in Halifax. This delightful property offers a perfect blend of comfort and practicality, making it an ideal family home.

As you enter, you are greeted by a welcoming entrance vestibule that leads into a spacious lounge, perfect for relaxing or entertaining guests. A well-appointed kitchen and dining room, which features patio doors that open out to the rear garden, allowing for an abundance of natural light and easy access to outdoor living.

The first floor boasts three generously sized bedrooms, providing ample space for family or guests. The house bathroom is conveniently located to serve all bedrooms, ensuring functionality for daily routines.

Externally, the property benefits from well-maintained gardens both at the front and rear, offering a lovely space for outdoor activities or simply enjoying the fresh air. A driveway provides off-road parking, and a detached garage adds extra storage or workshop space, catering to all your needs.

This semi-detached house on Kirkstone Drive is not just a home; it is a lifestyle choice, offering comfort, convenience, and a welcoming community. Do not miss the opportunity to make this lovely property your own.

- THREE BEDROOMS
- SEMI DETACHED
- GARDENS FRONT AND READ
- OFF ROAD PARKING
- GARAGE
- POPULAR LOCATION
- COUNCIL TAX BAND - C
- EPC RATING - D

Accommodation

Entrance vestibule

Lounge
12'1" x 14'1" (3.7 x 4.3)

Dining room
7'10" x 9'6" (2.4 x 2.9)

Kitchen
6'10" x 9'6" (2.1 x 2.9)

First floor

Bedroom one
8'2" x 14'7" (2.5 x 4.45)

Bedroom two
8'2" x 9'0" (2.5 x 2.75)

Bedroom three
6'6" x 11'3" (2 x 3.45)

Bathroom
6'6" x 5'6" (2 x 1.7)

Garage
8'2" x 16'4" (2.5 x 5)

Directions
Please use post code HX2 0NS for sat nav directions.

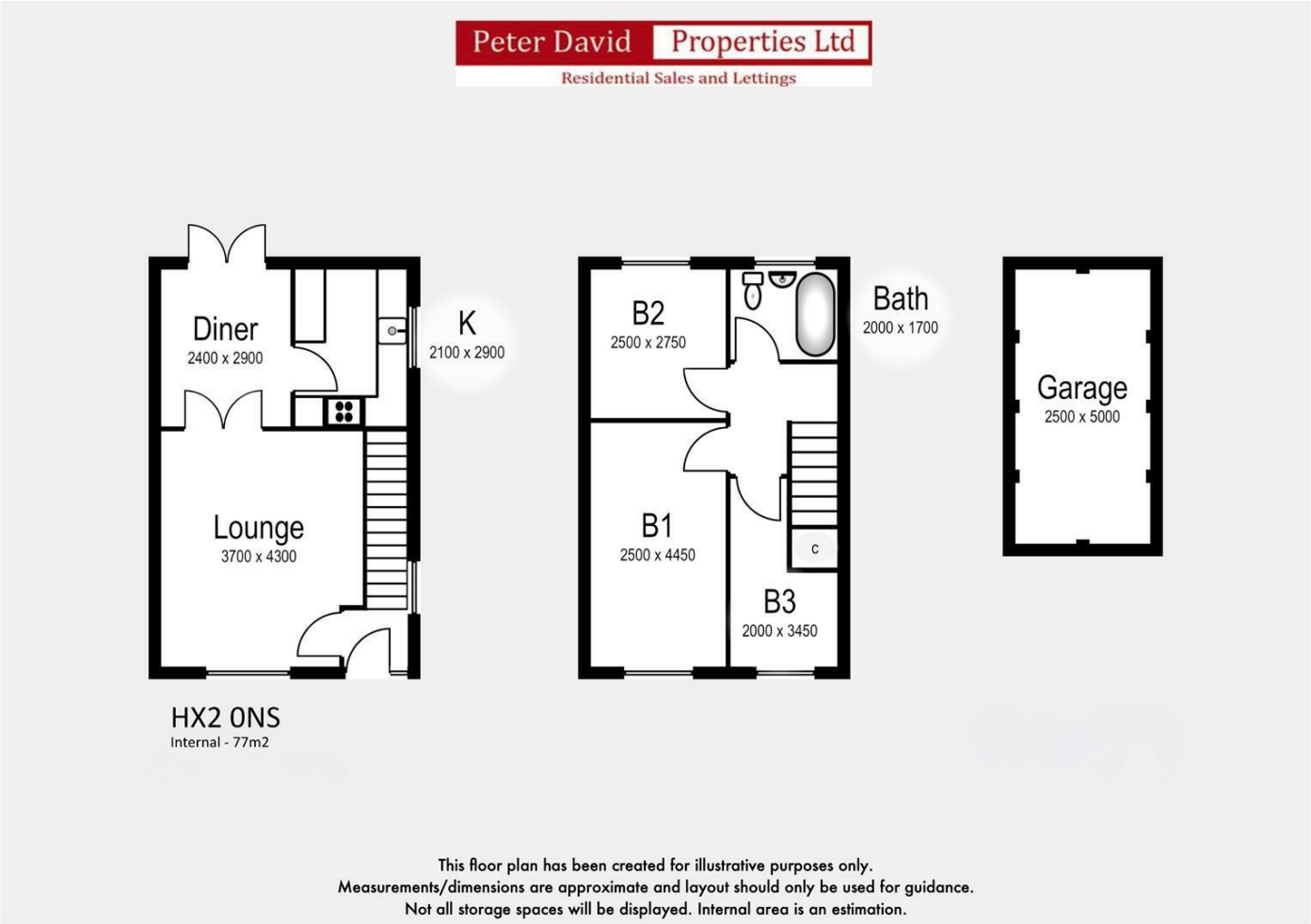
PLEASE NOTE
1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.
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

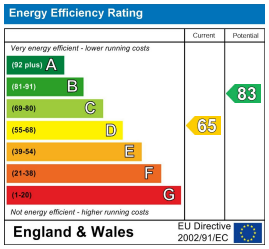
Floor Plan

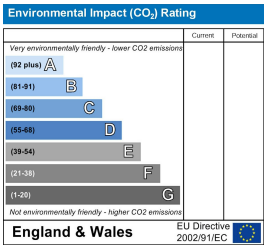


Viewing

Please contact us on 01422 366 948 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.

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