Peter David Properties Ltd

Residential Sales and Lettings

Dene Royd Close, Stainland

Or Nearest Offer £244,995

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Nestled in the charming area of Dene Royd Close, Stainland,this delightful three-bedroom link-detached house offers a perfect blend of comfort and convenience. The property boasts a spacious reception room, ideal for both relaxation and entertaining guests. The well-appointed kitchen/ dining room provides ample space for culinary pursuits and entertaining, while the lovely conservatory enhances the living area, allowing natural light to flood in and offering a serene space to enjoy the garden views.

The three bedrooms are generously sized, providing comfortable retreats for family members or guests. The shower room is well-equipped, ensuring that all your needs are met. Additionally, the property benefits from a drive and a garage, providing ample parking and storage solutions.

This home is situated in a welcoming neighbourhood, making it an ideal choice for families or those seeking a tranquil lifestyle. With its attractive features and convenient location, this property presents a wonderful opportunity for anyone looking to settle in the picturesque surroundings of Halifax. Don't miss the chance to make this charming house your new home.

- 3 BEDROOM LINK DETACHED PROPERTY
- DRIVE AND GARAGE
- GARDENS TO SIDE AND REAR
- CONSERVATORY
- GREAT LOCATION
- DOWNSTAIRS W.C
- CLOSE TO LOCAL AMENITIES AND SCHOOLS
- COUNCIL TAX BAND D
- EPC RATING D

Accommodation

Ground Floor

Lounge
13'3" x 14'0" (4.06 x 4.29)

Kitchen/ Dining Room
10'3" x 14'0" (3.13 x 4.29)

W.C
4'8" x 3'8" (1.43 x 1.12)

Conservatory
10'1" x 14'1" (3.09 x 4.31)

Garage
16'3" x 8'8" (4.97 x 2.65)

First Floor

Bedroom 1
13'10" x 8'0" (4.22 x 2.46)

Bedroom 2
9'8" x 8'1" (2.96 x 2.47)

Bedroom 3
10'5" x 5'8" (3.18 x 1.73)

Shower Room
5'5" x 5'6" (1.66 x 1.70)

External
Gardens to side and rear, driveway and garage

Directions
Please use HX4 9QP for satnav

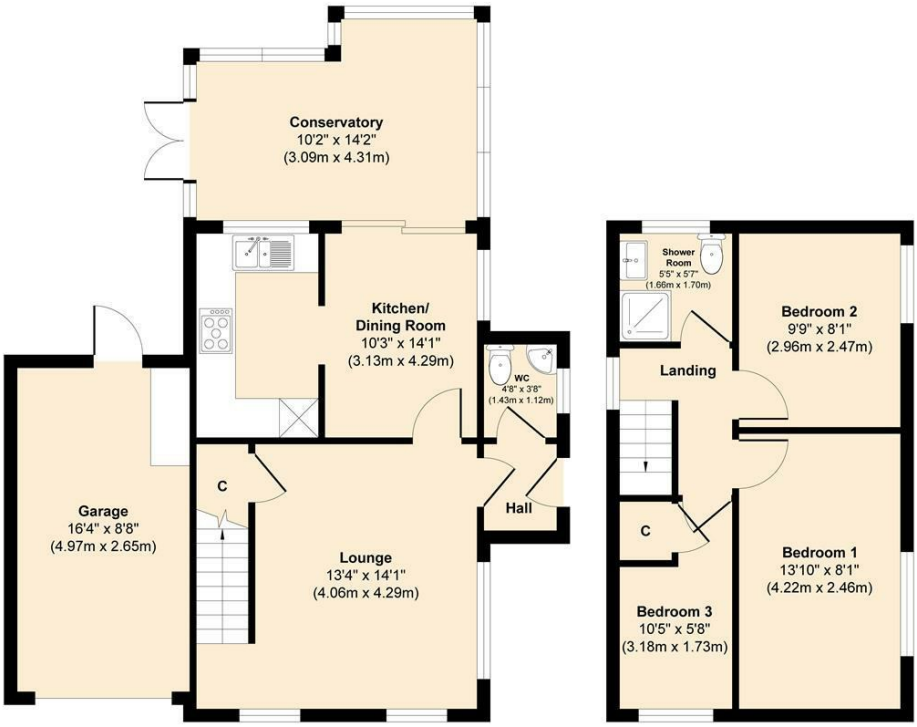
PLEASE NOTE
1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 inc VAT per buyer is payable when your offer is accepted. This 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



Ground Floor
Approximate Floor Area
659 sq. ft
(61.30 sq. m)

First Floor
Approximate Floor Area
338 sq. ft
(31.42 sq. m)

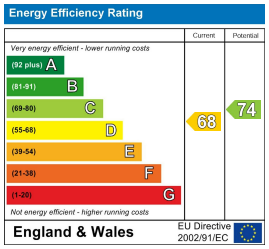
Approx. Gross Internal Floor Area 997 sq. ft / 92.72 sq. m.

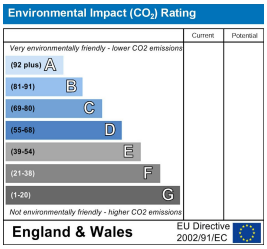
Illustration for identification purposes only, measurements are approximate and not to scale, unauthorised reproduction is prohibited.

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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