

Peter David

Properties Ltd

Residential Sales and Lettings



## 12a Waverley Terrace

Halifax, HX3 8DX

£269,500



# 12a Waverley Terrace

Hipperholme, Halifax, HX3 8DX

£269,500



Nestled in the charming area of Waverley Terrace, Halifax, this deceptively spacious Victorian terraced house offers a delightful blend of character and modern living. With three well-proportioned bedrooms, this home is perfect for families or those seeking extra space. The property boasts two inviting reception rooms, providing ample room for relaxation and entertaining guests.

The extended kitchen is a standout feature, designed for both functionality and style, and is complemented by a convenient utility room. For those in need of additional storage, the property includes a useful cellar, ensuring that all your belongings can be neatly tucked away.

Outside, the low-maintenance gravelled garden presents an excellent opportunity for outdoor enjoyment. It could easily be adapted to create off-road parking, adding to the convenience of this lovely home.

Situated in an ideal location, this property is just a stone's throw away from local amenities, schools, and transport links in Hipperholme, making it a perfect choice for those who value accessibility and community. This Victorian terrace is not just a house; it is a wonderful opportunity to create a warm and welcoming home.

## Entrance Hallway

Leading in from the front of the home, the entrance hall provides access to the living room and dining room, as well as leading upstairs to the first floor accommodation.

## Living Room

Overlooking the front of the home, the living room has a feature gas fireplace as the focal point, as well as decorative coving and a ceiling rose to add points of interest. With a bay window and high ceilings, there is a great sense of space. A neutral colour scheme and grey carpet perfectly compliment the room.

## Dining Room

To the rear of the property and semi open plan to the kitchen, the dining room provides an additional reception room with brown carpets and neutral decor. A wood burning stove acts as the focal point

## Kitchen

Overlooking the rear of the property with external access out onto the garden and a large velux window allowing plenty of natural light into the space, the kitchen has white base and wall units, a Belling range style oven and induction hob. There is a wine cooler, a freestanding dishwasher and a breakfast bar, as well as space for a fridge freezer.

## Utility & W/C

A handy space with room for a washer and drier as well as a downstairs w/c and hand basin.

## Cellar

Ideal for additional storage space, accessed from the kitchen.

## Bedroom One

A well sized double bedroom with a decorative feature fireplace as the focal point.

## Bedroom Two

A second well sized double bedroom also with a decorative feature fireplace as the focal point.

## Bedroom Three

A single bedroom to the front aspect, ideal for a child's bedroom or home office space.

## Bathroom

A fully tiled bathroom suite with a P-shaped bath, over bath shower, hand basin, w/c and heated towel rail.

## External

The home has a courtyard to the front aspect as well as a low maintenance gravelled garden to the rear. With gates opening out onto the road, this space could also be utilised for off road parking should you wish.

## Directions

For Satnav please use the postcode HX3 8DX

## 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



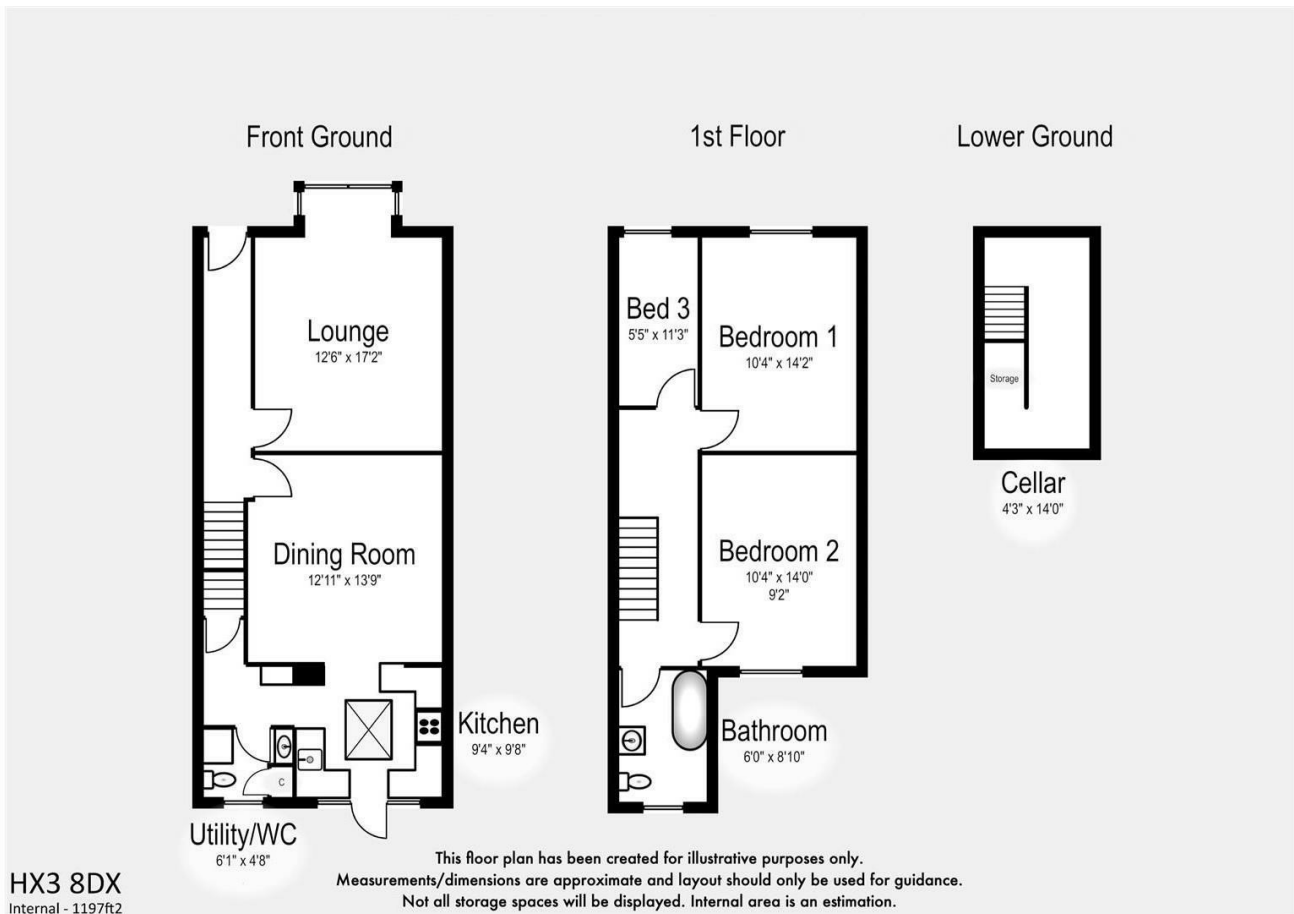
## Hybrid Map



## Terrain Map



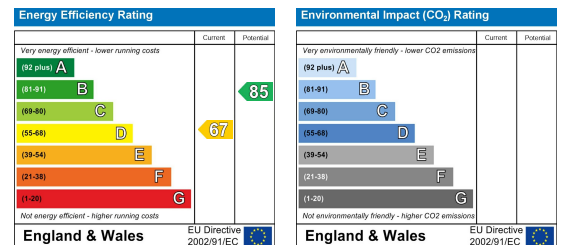
## Floor Plan



## 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



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.