

Peter David

Properties Ltd

Residential Sales and Lettings



Fairfax Crescent, Southowram

£180,000





Nestled in the charming area of Fairfax Crescent, Halifax, this delightful semi-detached house offers a perfect blend of comfort and space. Set on a generous corner plot, the property boasts two well-proportioned bedrooms, making it an ideal choice for small families or couples seeking a cosy home.

Upon entering, you are welcomed into a bright reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The property features a well-appointed bathroom, ensuring convenience for daily living.

One of the standout features of this home is the conservatory, which allows for an abundance of natural light and offers a lovely space to enjoy the garden views throughout the seasons. The front, side, and rear gardens provide ample outdoor space for gardening enthusiasts or for children to play, while the driveway and garage offer practical parking solutions.

This semi-detached house is not just a home; it is a lifestyle choice, offering both indoor and outdoor spaces that cater to modern living. With its desirable location and charming features, this property is a wonderful opportunity for those looking to settle in Halifax.

- 2 BEDROOM SEMI DETACHED PROPERTY
- SET ON A LARGE CORNER PLOT
- DRIVEWAY AND GARAGE
- CONSERVATORY
- 2 BEDROOMS
- GARDENS TO FRONT, SIDE AND REAR
- EPC RATING TO FOLLOW
- COUNCIL TAX BAND B

Accommodation

Entrance Vestibule

Lounge

14'5" x 14'9" (4.4 x 4.5)

Kitchen

14'5" x 8'2" (4.4 x 2.5)

Conservatory

10'9" x 8'10" (3.3 x 2.7)

1st Floor

Bedroom 1

14'5" x 11'5" (4.4 x 3.5)

Bedroom 2

7'10" x 8'2" (2.4 x 2.5)

Shower Room

6'6" x 5'6" (2.0 x 1.7)

Garage

9'10" x 22'11" (3.0 x 7.0)

Directions

Please use HX3 9SQ for directions

PLEASE NOTE

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.



A satellite map of Southowram, West Yorkshire. A red location pin is placed in the center of the village. The label 'Law Ln' is visible on the left side of the map. The map shows a mix of residential buildings, green fields, and some industrial areas. The text 'Southowram' is written in large white letters at the bottom. At the very bottom, there is a small text credit: 'bus, Landsat / Copernicus, Maxar Technologies'.

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The floor plan for property HX39SQ is divided into several rooms and areas:

- Lounge:** 4400 x 4500, located at the front of the property.
- Kitchen (K):** 4400 x 2500, located behind the lounge, featuring a staircase.
- Conservatory:** 3300 x 2700, attached to the kitchen.
- Garage:** 3000 x 7000, located to the side of the property.
- Bedroom B1:** 4400 x 3500, located at the rear of the property.
- Bedroom B2:** 2400 x 2500, located at the rear of the property.
- Shower room:** 2000 x 1700, located between the two bedrooms.
- Stairs:** A central staircase connects the lounge/kitchen area to the bedrooms.
- Storage:** A small storage area (C) is located near the stairs.

HX39SQ
Internal - 93m²

This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
EU Directive 2002/91/EC			

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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