

# Peter David

# Properties Ltd

Residential Sales and Lettings



**Heath Avenue,**

**£625,000**





- LARGE VICTORIAN TERRACE
- 5 BEDROOMS, 2 RECEPTION ROOMS
- DINING/KITCHEN SLIDING DOORS OPEN UP TO THE LOUNGE
- GARDENS TO FRONT, SIDE AND REAR
- GARAGE AND DRIVE
- EASY WALKING DISTANCE TO SCHOOLS AND CALDERDALE ROYAL HOSPITAL
- FANTASTIC LOCATION CLOSE TO SAVILE PARK AND MANOR HEATH
- PRESENTED TO AN EXCEPTIONAL STANDARD
- EPC RATING - D
- COUNCIL TAX BAND - F

Nestled in the charming area of Heath Avenue in Halifax, this impressive five-bedroom end-terrace house offers a wonderful blend of space, practicality, and character—perfect for modern family living.

As you step inside, you are greeted by a spacious ground floor featuring a well-designed kitchen and dining area, ideal for family meals and entertaining guests. French doors from the kitchen open directly onto the rear garden, creating a seamless connection between indoor and outdoor living. The inviting sitting room provides a warm and welcoming atmosphere for relaxing evenings and features a fully functioning wood-burning stove, adding both charm and comfort. Beautiful period-style cast iron radiators enhance the character of the sitting room, kitchen, and the principal bedroom.

In addition to the main living areas, the property benefits from a versatile second lounge that can easily serve as a home office, playroom, or snug, adapting effortlessly to your family's needs. A large utility room with extensive storage and generous hanging space for coats adds excellent practicality, along with a convenient ground-floor WC. The utility room leads to a rear porch, providing a second access point to the garden—perfect for coming in with muddy boots, wet outdoor gear, or dogs, helping keep the kitchen and front hallway clean and tidy.

Upstairs, the five bedrooms are all generously proportioned large doubles—each currently accommodating double or king-sized beds while still offering plenty of additional space for furniture and personalisation. Bedrooms two and three benefit from built-in cupboard storage, and the sense of space throughout the sleeping accommodation may be even more impressive in person than photographs suggest.

The home also features ample cellar space, offering excellent potential for a home gym, workshop, or additional storage.

Outside, the gardens provide delightful outdoor spaces to enjoy throughout the day. The rear garden is stocked with mature shrubs, trees, and flowering bulbs, creating a beautiful yet low-maintenance setting that enjoys sunshine for most of the day. A shed provides useful storage for gardening equipment, garden furniture, and children's outdoor toys. The front garden is sheltered and particularly pleasant in the morning sunshine.

A back gate from the patio leads directly to the park opposite, making it ideal for children's play and dog walking. Beyond the gate is a wide tarmacked private lane with vehicular access, which is especially convenient for supermarket deliveries directly to the kitchen's French doors.

Parking is another strong feature of this property, with a long driveway accommodating two to three cars, as well as additional off-road private parking for a further two to three vehicles.

Finally, the property offers exciting future potential: the attic space adjacent to the existing attic bedroom could be developed into an additional bedroom and bathroom (subject to the necessary planning consent). Velux windows are already installed, making this an attractive opportunity for further expansion.

With its generous proportions, flexible living spaces, charming period features, and practical layout, this superb end-terrace home on Heath Avenue offers a fantastic opportunity to create a comfortable and welcoming family home in one of Halifax's appealing residential settings.

#### Accommodation

##### Entrance Hallway

##### Lounge

15'10" x 18'8" (4.83 x 5.7)

##### Kitchen/Dining

15'10" x 18'9" (4.83 x 5.73)

##### Utility

6'8" x 14'5" (2.05 x 4.4)

##### Lounge 2/Office

15'5" x 14'5" (4.7 x 4.4)

##### W.C

6'10" x 6'10" (2.1 x 2.1)

#### 1st Floor

##### Bedroom 1

15'10" x 14'11" (4.85 x 4.55)

##### En-Suite

9'11" x 6'10" (3.03 x 2.1)

##### Bedroom 2

15'10" x 15'4" (4.85 x 4.68)

##### Bedroom 3

14'6" x 14'4" (4.43 x 4.38)

##### Bedroom 5

6'3" x 11'5" (1.93 x 3.5)

##### Bathroom

7'10" x 10'5" (2.4 x 3.2)

##### Storage cupboard

7'0" x 6'9" (2.15 x 2.08)

#### 2nd Floor

##### Bedroom 4

15'10" x 18'1" (4.83 x 5.53)

#### Lower Ground

##### Garage

16'0" x 18'10" (4.88 x 5.75)

##### Cellar Room

6'4" x 14'0" (1.95 x 4.28)

##### Cellar Room

7'0" x 6'10" (2.15 x 2.1)

##### Cellar Room

6'10" x 8'5" (2.1 x 2.58)

#### External

Gardens to front, side and rear and driveway to garage.

#### Directions

Please follow post code HX3 0EA for sat nav.

#### 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 WHATSOEVER IN RELATION TO THIS PROPERTY.



## Road Map



## Hybrid Map

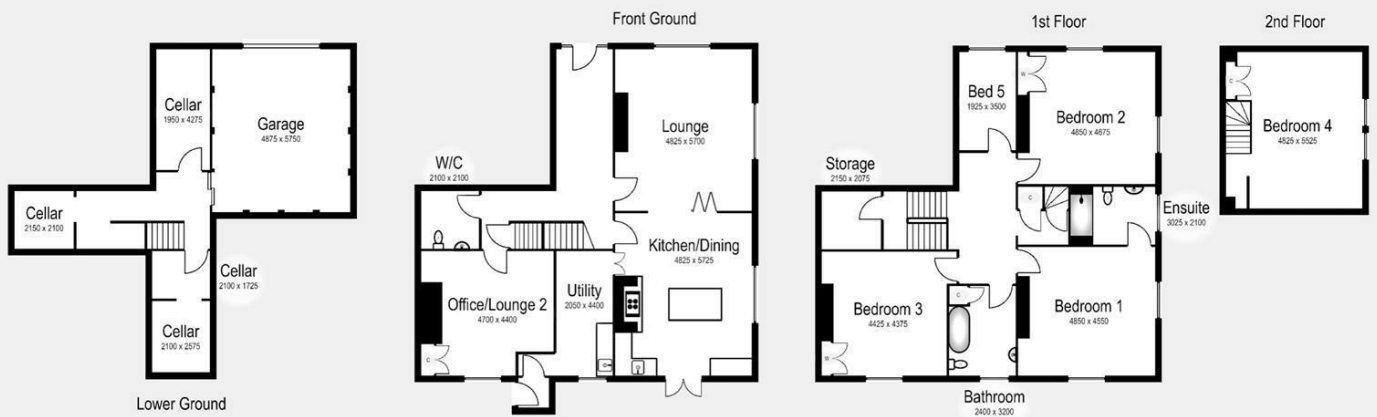


## Terrain Map



## Floor Plan

### Peter David Properties



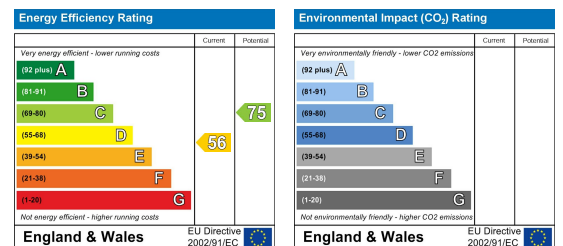
**HX3 0EA**  
Internal - 302m<sup>2</sup>

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.

## 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



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