

Peter David

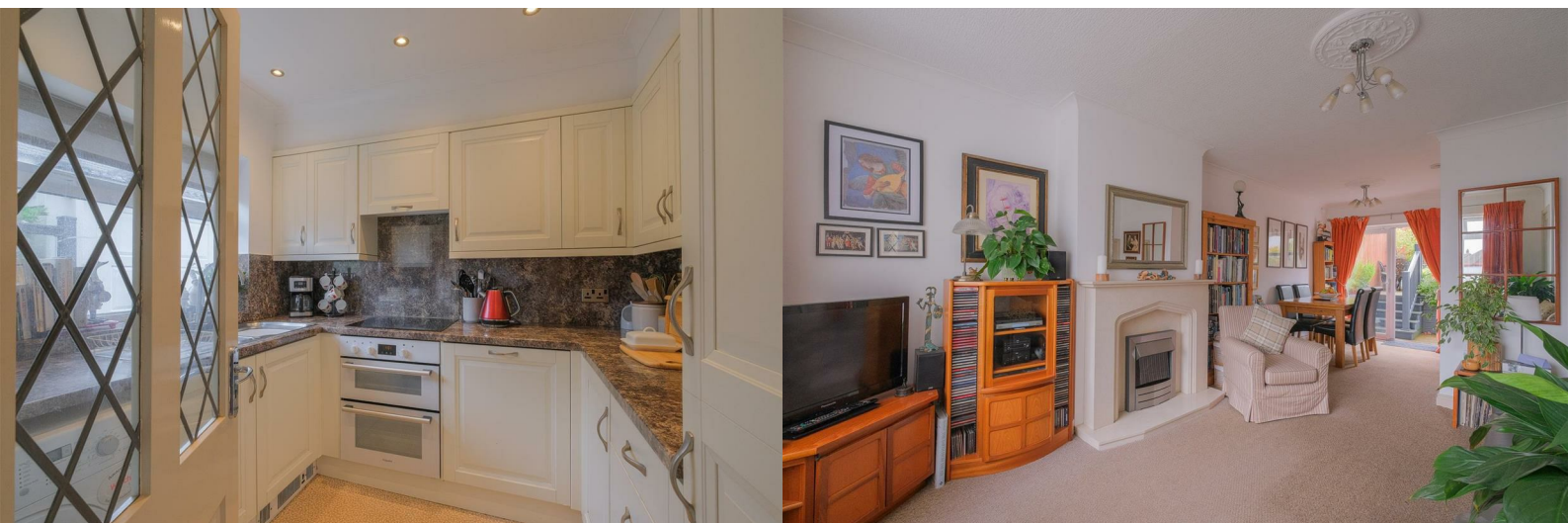
Properties Ltd

Residential Sales and Lettings



Gleanings Drive, Halifax

Or Nearest Offer £180,000





Nestled in the charming area of Gleanings Drive, Halifax, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and inviting home. Boasting two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for extra space.

Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout flows seamlessly, providing a sense of openness and light throughout the living areas.

One of the standout features of this home is the lovely gardens at both the front and rear. These outdoor spaces provide a wonderful opportunity for gardening enthusiasts or simply a tranquil area to enjoy the fresh air. The rear garden, in particular, is perfect for summer barbecues or a safe play area for children.

Additionally, the property includes a drive and a garage, offering practical solutions for parking and storage. This is a significant advantage in today's busy world, where convenience is key.

In summary, this two-bedroom semi-detached house on Gleanings Drive is a fantastic find, combining comfort, practicality, and outdoor space in a desirable location. It is a perfect canvas for you to create your ideal home. Don't miss the chance to make this charming property your own.

- 2 BEDROOM SEMI DETACHED PROPERTY
- ENTRANCE HALLWAY
- KITCHEN
- LOUNGE/DINER
- 2 BEDROOMS
- BATHROOM
- DRIVE AND GARAGE
- GARDENS TO FRONT AND REAR
- COUNCIL TAX BAND B
- EPC RATING D

Accommodation

Ground Floor

Entrance Hallway

Kitchen

7'4" x 8'4" (2.25 x 2.55)

Lounge/Diner

11'5" x 22'11" (3.5 x 7.0)

First Floor

Bedroom 1

14'5" x 13'4" (4.4 x 4.08)

Bedroom 2

8'8" x 11'5" (2.65 x 3.5)

Bathroom

5'8" x 6'2" (1.75 x 1.9)

External

Garden to front and rear and front driveway

Garage

9'2" x 17'8" (2.8 x 5.4)

Directions

Please use HX2 OPA 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.



An aerial satellite map of the Norton Tower area. A red location pin is placed on a road. The map shows a mix of green fields and grey built-up areas. Labels on the map include 'NORTON TOWER' at the top, 'Workhouse Ln' on the left, 'Roils Head Rd' and 'Highroad Well Ln' near the pin, and 'Gosport' at the bottom. A Google logo is partially visible in the bottom left corner.

A map snippet from Google Maps showing a location in Warley Town. A red pin is placed on a road, with the label 'NORTON TOWER' above it. The surrounding area includes green spaces and other roads. The Google logo and 'Map data ©2026 Google' are visible at the bottom.

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The floor plan for HX2 OPA is divided into several rooms and areas:

- Lounge/diner:** 3500 x 7000
- Kitchen (K):** 2250 x 2550
- Bedroom 1 (B1):** 4400 x 4075
- Bedroom 2 (B2):** 2650 x 3500
- Bathroom (Bath):** 1750 x 1900
- Garage:** 2800 x 5400
- Internal Area:** 77m²

The plan also shows a central staircase and several closets (C).

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

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		

EU Directive 2002/91/EC

England & Wales

60

76

Environmental Impact (CO₂) Rating

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		

EU Directive 2002/91/EC

England & Wales

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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