

Peter David

Properties Ltd

Residential Sales and Lettings



Northedge Park, Hipperholme

£210,000





Nestled in the charming Northedge Park area of Hipperholme, this beautifully refurbished terraced home presents an excellent opportunity to acquire a property in one of the area's most desirable locations. Extensively renovated throughout in 2025, the property is ideal for first-time buyers, couples, small families, or investors alike.

The accommodation briefly comprises a welcoming reception room, perfect for relaxing or entertaining, a modern fitted kitchen, two well-proportioned bedrooms, and a contemporary three-piece family bathroom.

A particular highlight of the property is the off-road parking, a valuable feature in this sought-after location. To the rear, the enclosed garden provides a private outdoor space, ideal for enjoying the warmer months, gardening, or simply unwinding after a busy day.

Situated in the popular Northedge Park area of Hipperholme, the property is conveniently located close to a range of local amenities, including shops, well-regarded schools, parks, and excellent transport links, making it an ideal place to call home.

Please note: The photographs used in this listing were taken in September 2025.

- RECENTLY RENOVATED THROUGHOUT
- DRIVEWAY PROVIDES OFF ROAD PARKING
- QUIET CUL DE SAC POSITION
- DESIRABLE LOCATION
- TWO BEDROOMS
- EPC BAND C
- COUNCIL TAX BAND B

Accommodation

Entrance vestibule

Lounge

13'8" x 11'11" (4.17 x 3.65)

Kitchen

14'0" x 7'0" (4.27 x 2.15)

First floor

Bedroom one

17'3" x 9'4" (5.27 x 2.85)

Bedroom two

7'9" x 9'8" (2.37 x 2.95)

Bathroom

9'6" x 6'9" (2.9 x 2.07)

Directions

Please use post code HX3 8JW for sat nav 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.



bus, Landsat / Copernicus, Maxar Technologies

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Lounge
4275 x 3650

Storage

HX38JW
Internal - 61m²

K
4275 x 2150

B1
5275 x 2850

B2
2375 x 2950

Bath
2900 x 2075

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		

Current: 89

Potential: 72

England & Wales

EU Directive 2002/91/EC

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		

Current: 72

Potential: 89

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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