

Peter David

Properties Ltd

Residential Sales and Lettings



Kensington Close,

Price Guide £550,000





Nestled in the highly desirable and peaceful location of Kensington Close, Halifax, this impressive five-bedroom dormer-detached residence offers a perfect blend of space, comfort, and convenience. With two spacious reception rooms, this home is ideal for both family living and entertaining guests.

The property boasts five well-proportioned bedrooms, providing ample space for a growing family or those who enjoy having guests. The two bathrooms ensure that morning routines run smoothly, catering to the needs of a busy household.

Outside, the large gardens present a wonderful opportunity for outdoor activities, gardening, or simply enjoying the tranquillity of the surroundings. The property also features a double garage and a private driveway located at the head of this quiet cul de sac.

With no upward chain, this residence is ready for you to move in and make it your own. Whether you are looking for a family home or a peaceful retreat, this property is sure to impress. Do not miss the chance to view this exceptional home in a location that truly offers the best of both worlds.

- DETACHED DORMER BUNGALOW
- LARGE GARDENS
- SOLD WITH NO UPWARD CHAIN
- IN NEED OF COSMETIC IMPROVEMENTS
- INTEGRAL DOUBLE GARAGE AND PRIVATE DRIVEWAY
- QUIET CUL DE SAC POSITION
- COUNCIL TAX BAND F
- EPC BAND D

## Accommodation

### Entrance Hallway

#### Lounge

12'5" x 16'4" (3.8 x 5.00)

#### Dining Room

11'2" x 12'1" (3.42 x 3.70)

#### Kitchen Diner

21'11" x 9'10" (6.70 x 3.00)

#### Shower Room

12'5" x 5'6" (3.80 x 1.70)

#### Utility Room

13'11" x 5'6" (4.25 x 1.70)

### Downstairs wc

### First Floor

#### Bedroom 1

14'9" x 15'7" (4.50 x 4.75)

#### Bedroom 2

11'5" x 13'1" (3.50 x 4.00)

#### Bedroom 3

12'5" x 8'10" (3.80 x 2.70)

#### Bedroom 4

11'5" x 8'10" (3.50 x 2.70)

#### Bedroom 5

10'0" x 8'7" (3.07 x 2.62)

#### House Bathroom

10'0" x 5'6" (3.07 x 1.70)

#### Integral Double Garage

14'0" x 19'0" (4.27 x 5.80)

#### External Details

To the front a private driveway leads to the integral double garage. Garden to three sides including a substantial garden laid to lawn to the west side of the property. A paved path leads around the property with a larger patio area to the rear.

#### Directions

Please use the postcode HX3 0HX 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.



## Road Map



## Hybrid Map



## Terrain Map



## Floor Plan

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**HX30HX**  
Internal - 195m<sup>2</sup>

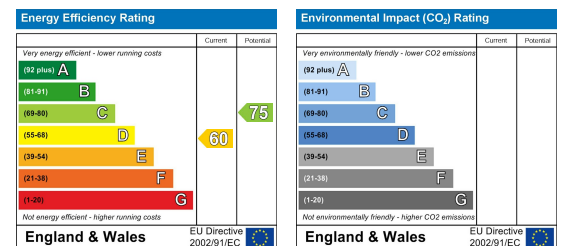
**Bath**  
3075 x 1700

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



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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