

# Peter David

# Properties Ltd

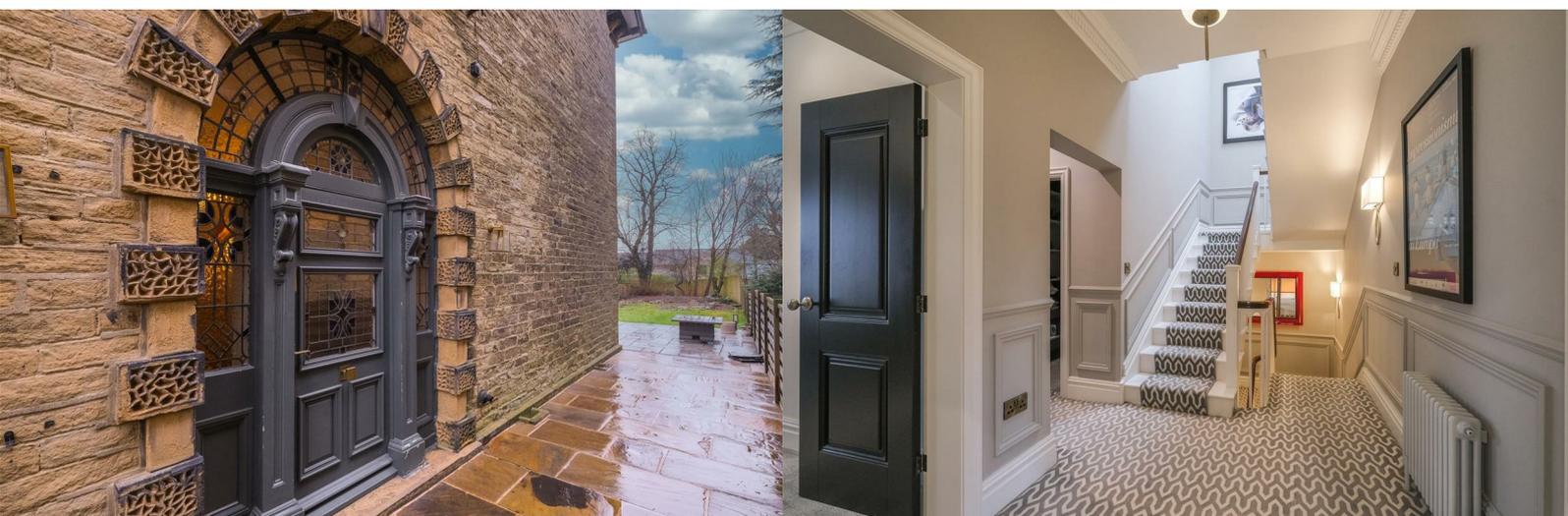
Residential Sales and Lettings



## 3 Whitehall Villas

Halifax, HX3 8SU

£695,000



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Lightcliffe, Halifax, HX3 8SU

£695,000



Built in the 1800s is this recently renovated period property, located in the prestigious area of Hipperholme. With an entrance from Leeds Road as well as Bramley Lane, the property has electric gated access, a double garage and a large driveway. The property has a contemporary feel but has retained many of its original features. Internally, the property benefits from flexible accommodation across four floors has four double bedrooms. On the ground level the property comprises: an entrance hallway with impressive original stained glass windows, a living room, an open plan kitchen dining / living, a cloakroom, and a ground floor guest WC. The ground floor provides access to the lower ground floor, which has been fully tanked and now features: a gym, a playroom, a utility room and access to the boiler cupboard. To the first floor accommodation there are three double bedrooms, one of which has an en-suite, and there is a house bathroom and a dressing room. To the second floor there is a large master bedroom with a walk-in wardrobe and dressing area, as well as a large en-suite. To the rear of the property there is a patio and lawn. This property has everything needed to suit a family and is decorated to a very high standard - ready to move into! With its highly sought after location close to Hipperholme Grammar School and the amenities of Hipperholme and Lightcliffe, it is bound to be popular - book your viewing today!  
\*\*\* This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway. \*\*\*

## Entrance Hallway

An impressive hallway with an original stained glass entrance. There is a staircase to the first floor accommodation, parquet style flooring and paneling to the walls. With cornice and a feature ceiling rose.

## Cloakroom W/C

A modern and useful cloakroom with an imperial bathroom suite, comprising: a WC and a hand basin. With tiled flooring and spotlight ceiling.

## Living Room

This beautifully decorated living room has parquet style flooring extending from the entrance hallway and a bay window to the rear garden. The focal point is the living flame gas fire and there is a recess above for a wall-mounted TV. To either side of the fireplace there are fitted storage cupboards and bookcases. With cornice and ceiling rose.

## Kitchen Diner

An open plan kitchen diner, which also features a second living space. With a contemporary, bespoke fitted kitchen, with corian work surfaces. There are integral NEFF appliances, comprising: a 5 ring induction hob, a double oven and grill / microwave, a dishwasher and a fridge freezer. There is a breakfast island with overhead ceiling lights, a spotlight ceiling, parquet-style wood flooring and two sash windows to the front aspect. With ample space for dining and living.

## Lower Ground Floor

The lower ground floor has been completely renovated and fully tanked to provide various multi-purpose rooms, currently used as:

### Utility Room

With wall and base units, space for free-standing appliances and access to the boiler cupboard. Benefiting from a circular inset stainless steel sink and drainer.

### Gym

With a window to the front aspect, a spotlight ceiling, wood flooring and a storage cupboard housing the fuse box.

### Playroom

Perfect for a growing family! The playroom has wood flooring, a spotlight ceiling and a window to the front aspect.

### First Floor Landing

The landing has wall paneling, ceiling rose and cornice. With access to three double bedrooms, the house bathroom and the dressing room.

### Bedroom Two

A large double bedroom with built in wardrobes, a window to the front aspect and access to the en-suite.

### En-suite

The en-suite has tiled flooring and part-tiled walls, With a traditional style radiator, a spotlight ceiling and a shaver point. With a three piece suite, comprising: a WC, a large walk-in shower cubicle and a hand basin encased in a vanity unit.

### Bedroom Three

A double bedroom with a window to the rear elevation. With TV points for a wall-mounted TV.

### Bedroom Four

A double bedroom with built-in wardrobes and a window to the front elevation.

### Dressing Room

A useful dressing room with built in shelving and clothes rails.

### Second Floor Landing

A light second floor landing benefiting from velux windows and a spotlight ceiling.

### Master Bedroom

A luxurious master bedroom with wood flooring and several velux windows providing ample natural light. There is also a traditional-style circular feature window.

### En-suite

With two velux windows and a four piece suite, comprising: a WC, a hand basin complete with a vanity unit, a walk-in shower and a free-standing bath.

### Dressing Room

The master bedroom hugely benefits from a dressing room, with plenty of wardrobe and dressing space. Velux windows.

### External

To the front of the property there are electric gates providing access to the driveway, with space for 2-3 cars. There is a double, detached garage and to the rear of the property there is patio and lawn with a fence to the boundaries.

### Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

### Directions

For Satnav please use the postcode HX3 8SU.

### Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

### DISCLAIMER

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



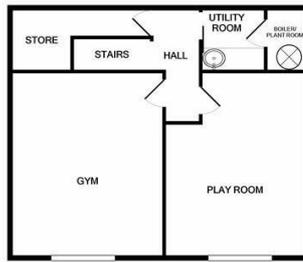
## Hybrid Map



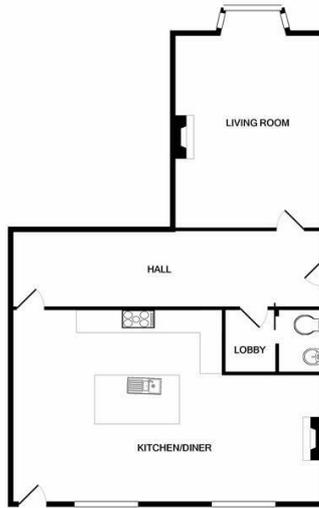
## Terrain Map



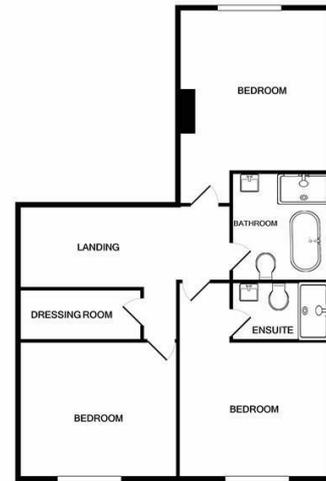
## Floor Plan



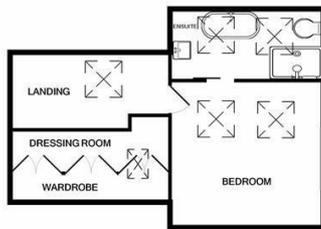
BASEMENT LEVEL



GROUND FLOOR



1ST FLOOR



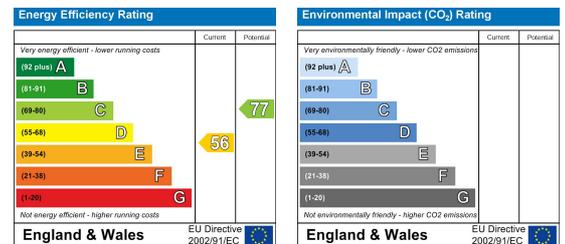
2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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