

Peter David

Properties Ltd

Residential Sales and Lettings

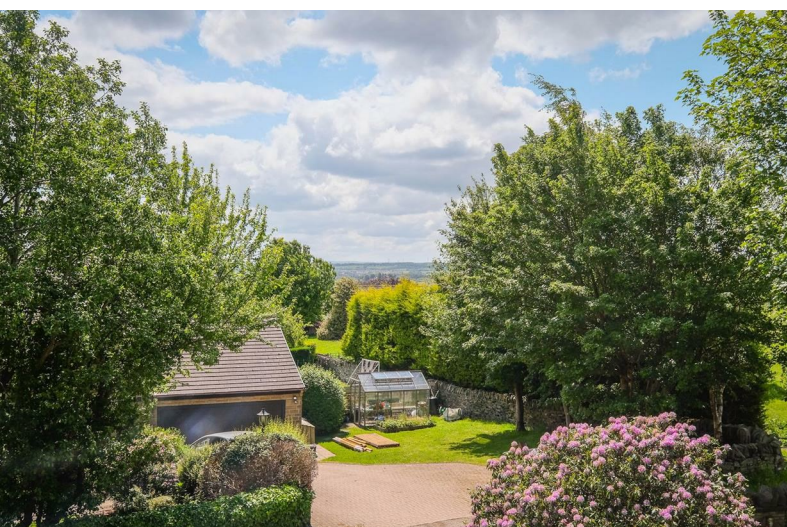


2 Langlea Terrace

Halifax, HX3 8LG

O.I.R.O £395,000

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Hipperholme, Halifax, HX3 8LG

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Tucked away in the charming Langlea Terrace in Hipperholme, this delightful mid-terrace character home offers a perfect blend of modern living and traditional charm. Having been fully renovated to the highest standard, this property boasts a spacious layout that is ideal for families or those seeking a comfortable retreat.

Upon entering, you are welcomed into a generous reception room that exudes warmth and character. The heart of the home is undoubtedly the brand-new kitchen, which is both stylish and functional, making it a joy for any home cook. The property features three well-proportioned double bedrooms, providing ample space for relaxation and rest. Additionally, there are two modern bathrooms, ensuring convenience for all residents.

The home has been fully renovated with a new boiler and gas central heating, as well as all new electrical and plumbing works. The fit and finish is completed to the highest standard.

Outside, the property benefits from a driveway that accommodates two vehicles with an EV charging point, along with a lovely garden area, perfect for enjoying the fresh air or entertaining guests. The location is particularly sought after, being in close proximity to local schools, amenities, and the beautiful surrounding countryside, making it an ideal spot for families and nature lovers alike.

With no onward chain, this home is ready for you to move in and start creating lasting memories. This is a rare opportunity to acquire a beautifully renovated character property in a desirable area. Don't miss your chance to make this stunning house your new home.

**** 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

Leading in from the front of the home with ceiling spotlights and grey carpets, the hallway leads into the living room, kitchen, w/c and to the stairway.

Living Room

Overlooking the front of the property, the spacious living room has a feature fireplace with a decorative wooden mantle and inset tiling providing the focal point. With plenty of plug sockets the room has been thoughtfully finished.

Kitchen Diner

An extended open kitchen diner to the rear of the home which benefits from a Velux window allowing natural light to flood the space. The base and wall units have been finished with a deep blue colour scheme which perfectly compliment the natural wood effect worktops. A built in oven, hob and extractor, dishwasher and a breakfast bar add functionality and there is space built in for an American style fridge freezer. With access out onto the rear garden, entertaining in summer months will be perfect in this space.

W/C

A downstairs w/c with hand basin, heated towel rail and plumbing for a washing machine.

Cellar

Ideal for additional storage space.

Landing

A double height landing with a Velux window and ceiling spotlights create a stunning focal point and allow plenty of natural light into the home.

Bathroom

A four-piece bathroom suite with a corner shower, bathtub, hand basin and w/c which is tastefully tiled and finished in a complimentary blue colour scheme. There is also a heated towel rail and illuminating vanity mirror.

Bedroom One

A well sized double bedroom to the rear of the home with a decorative feature fireplace.

En-Suite

With a shower, w/c and hand basin. A heated towel rail and illuminating vanity mirror along with tiled splashbacks.

Bedroom Two

A well sized double bedroom overlooking the front aspect with loft access.

Bedroom Three

A double bedroom overlooking the front of the home.

External

The front of the home is set back behind a freshly paved driveway and a front lawn. To the rear of the property is a private lawned garden with fencing to the borders and views towards the playing fields.

Directions

For Satnav please use the postcode HX3 8LG

Viewings

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

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 WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



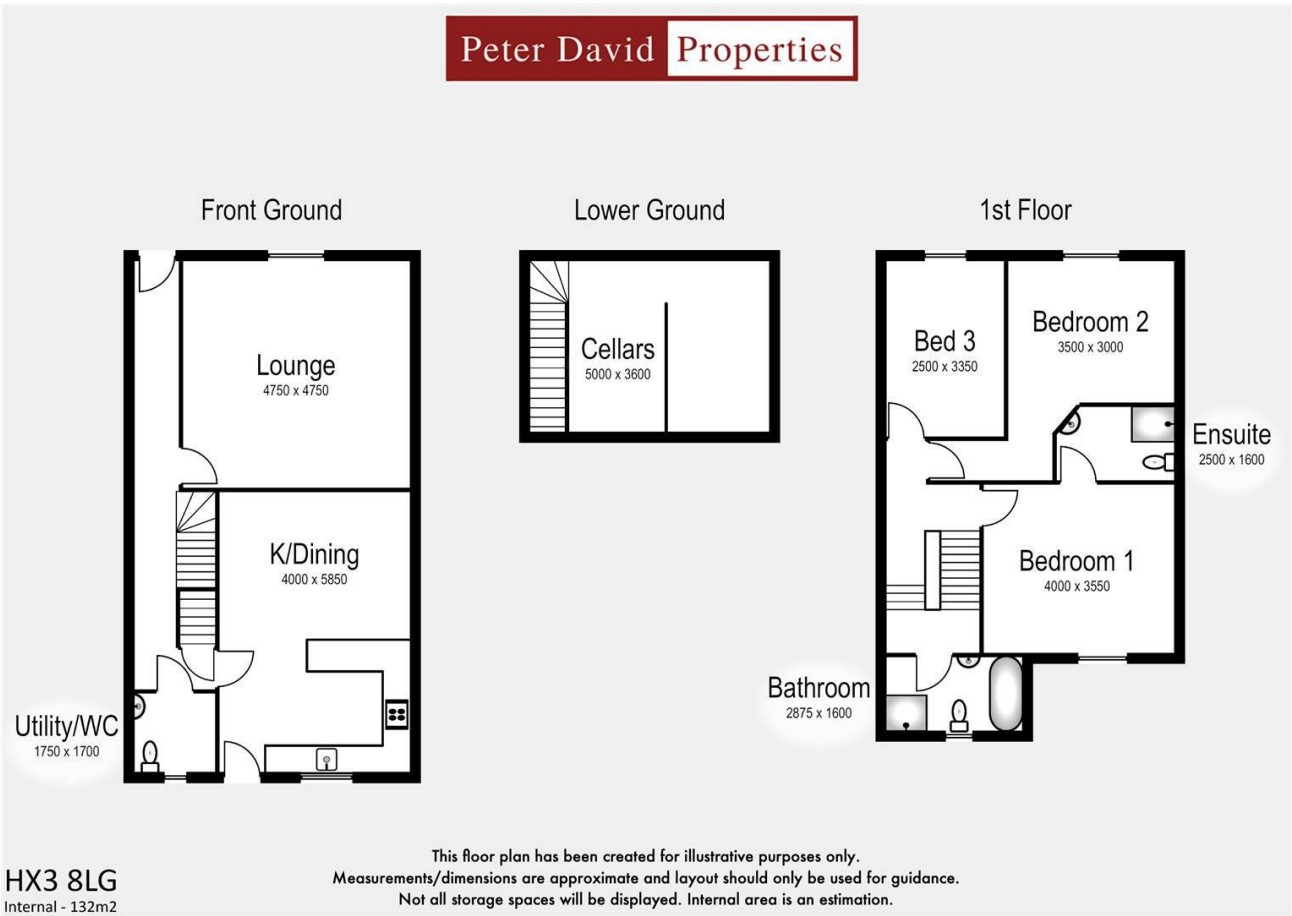
Hybrid Map



Terrain Map



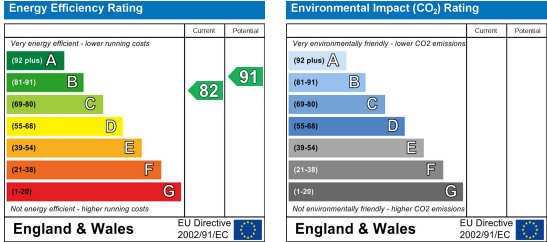
Floor Plan



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



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.