

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 56 Harley Head Avenue

Halifax, HX3 8FD

£205,000



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Lightcliffe, Halifax, HX3 8FD

**£205,000**



Nestled in the desirable area of Harley Head Avenue, Lightcliffe, this stylish two-bedroom end terrace house presents an excellent opportunity for first-time buyers. The property is well presented throughout, offering a modern and inviting atmosphere that is sure to impress.

Upon entering, you will find a spacious reception room that provides a perfect space for relaxation and entertaining. The house boasts two well-proportioned bedrooms, including a master suite complete with a convenient walk-in wardrobe, ensuring ample storage for your belongings. The property also features a downstairs w/c, adding to the practicality of the home.

One of the standout features of this property is the off-road parking, accommodating up to two vehicles, which is a rare find in such a sought-after residential development. The private rear garden offers a tranquil outdoor space, ideal for enjoying sunny days or hosting gatherings with friends and family.

This charming end terrace house is not only a wonderful place to call home but also represents a fantastic investment in a thriving community. With its modern amenities and convenient location, viewing is highly recommended to fully appreciate all that this property has to offer.

## **Entrance Hallway**

Providing access to the property through a composite door to the front aspect.

## **Kitchen**

A modern kitchen comprising: a four ring gas hob and

an electric oven, and inset 1½ stainless steel sink and drainer, an integral fridge freezer, and matching cream wall and base units. With plumbing for a washing machine and a window to the front aspect.

## **Living Room**

A neutrally decorated spacious living room which has patio doors leading out to the garden.

## **Cloakroom**

A ground floor cloakroom with a WC, a hand basin, and a laminate floor.

## **Landing**

Providing access to the first floor.

## **Bedroom One**

A good size double bedroom with large walk in wardrobe and a window to the rear elevation.

## **Bedroom Two**

A neutrally decorated single bedroom with a window to the front elevation.

## **Bathroom**

A three piece house bathroom suite comprising: a WC, a hand basin, and a bath with a shower overhead and a glass shower screen. With fully tiled walls and floor, and a window to the front elevation.

## **External**

Externally, there is a drive to the front aspect allowing off road parking for two cars. To the rear, there is an enclosed garden which is easy to maintain with a lawn.

## **Directions**

For Satnav please use the postcode HX3 8FD.

## 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.

## Viewings

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

## 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



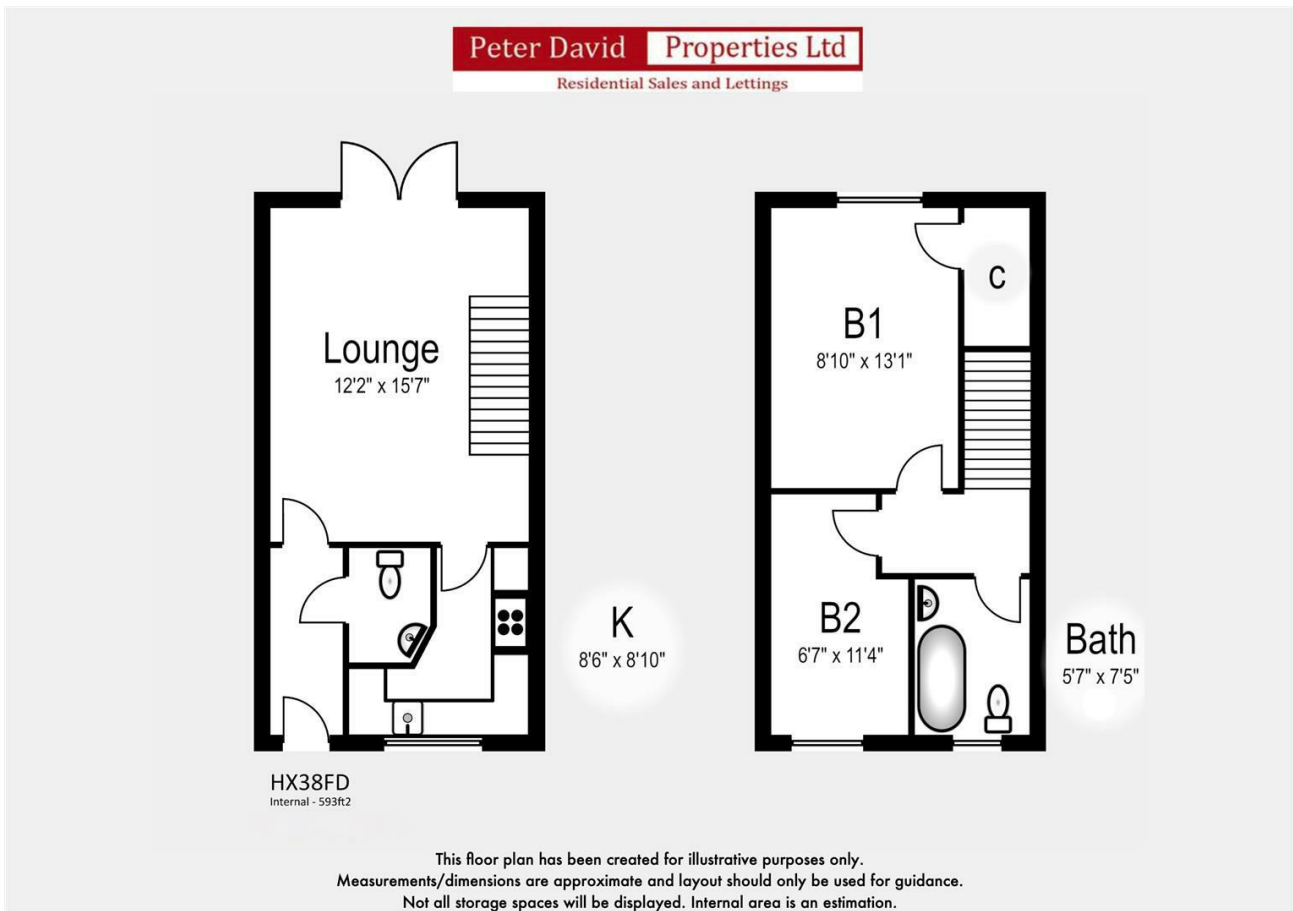
## Hybrid Map



## Terrain Map



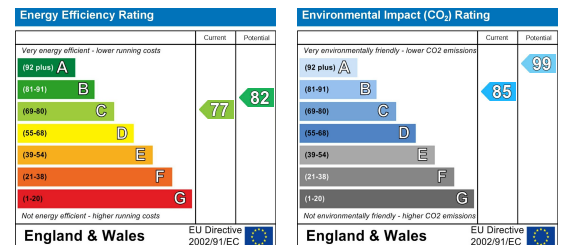
## Floor Plan



## 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



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