Peter David Properties Ltd

Residential Sales and Lettings



4 Osborne Grove

Halifax, HX3 8AR

£299,950

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Lightcliffe, Halifax, HX3 8AR

£299,950





Located in a highly sought-after area close to the excellent amenities of Hipperholme and Lightcliffe, and within the catchment for outstanding schools, this charming and spacious property is offered to the market chain free. Internally, the home is neutrally decorated throughout and thoughtfully arranged to offer generous living space across four floors.

The accommodation briefly comprises: an entrance hallway, a ground floor guest WC, an impressive open-plan kitchen, living, and dining area, a useful cellar with utility space, two large double bedrooms, a single bedroom, and a well-appointed house bathroom to the first floor and a converted loft bedroom with an en-suite and ample storage. Externally, the rear garden is a true highlight, featuring a patio and lawn—ideal for relaxing or entertaining. The property also benefits from a parking space providing off-road parking for one vehicle.

This is a rare opportunity to purchase a substantial, move-in-ready home in a prime location. Early viewing is highly recommended.

Entrance Hallway
The entrance porch has a stone tiled floor, and provides access to the ground floor accommodation. The main hallway provides access to the cellar and the rear garden. With a carpeted staircase to the first floor accommodation.

Kitchen
Adjacent to the dining space, the kitchen has fitted shaker style units with tiled splashbacks. There are integral appliances, including: a microwave, a fridge-freezer, a range cooker and dishwasher. Benefiting from tiled flooring and a window to the front aspect.

Open Plan Living Dining
A large versatile space with polished wood flooring and fitted cupboards on one side. Open plan to the kitchen. The focal point is the log burning stove, in between fitted units. The space retains character, with a ceiling rose, and a large rear facing bay window.

Ground Floor WC
A useful guest WC with a hand basin and a window to the side aspect.

Cellar
Accessed from the hallway, the cellar features industrial style units with a sink and space and plumbing for free-standing appliances.

Bedroom One
A large double bedroom with fitted wardrobes and a window to the front elevation.

Bedroom Two
A second double bedroom with a window to rear aspect, overlooking the garden. There is a feature fireplace.

Bedroom Four
A small bedroom which could also be used a study. Window to the rear elevation.

Bathroom
A good-sized house bathroom with a four piece suite, comprising: a bath, a WC, a hand basin (encased in a vanity unit) and a separate shower. Benefiting from a heated towel rail, tiled flooring a window to the front elevation.

Bedroom Three
A large converted bedroom with storage to the eaves, and a rear facing velux style window. Access to the en-suite.

En-suite
The en-suite has a hand basin, WC and a shower with a tray. Part-tiled walls and velux window.

Exterior
The property benefits from a mature garden with a lawn and mature trees to the boarders. There is a patio area as well as a decked terrace. There is also a parking space opposite the property providing off road parking.

Directions
For Satnav please use the postcode HX3 8AR

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.

PLEASE NOTE
1. Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £25 + VAT (£30 total) per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.
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



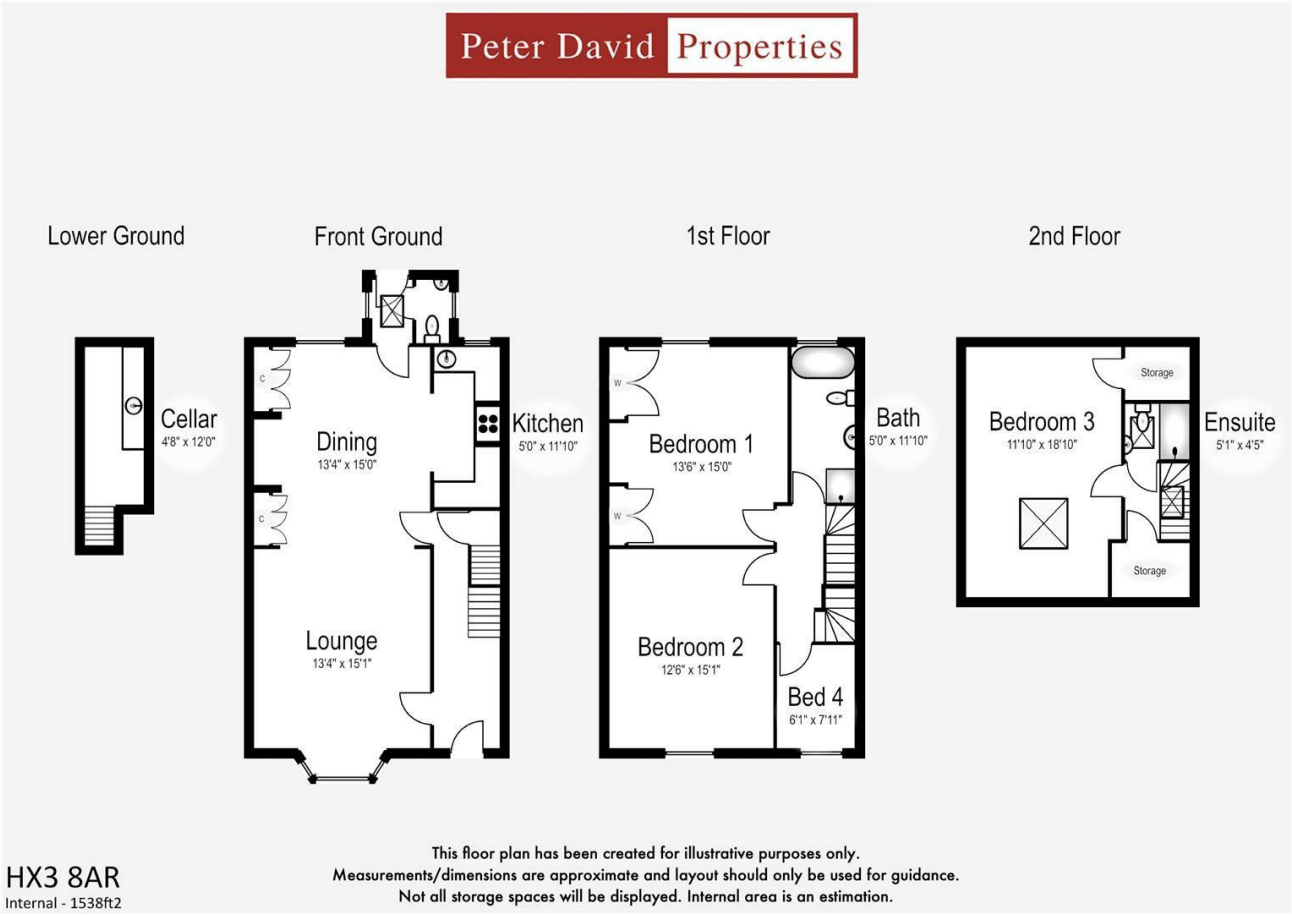
Hybrid Map



Terrain Map



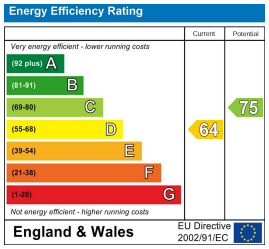
Floor Plan

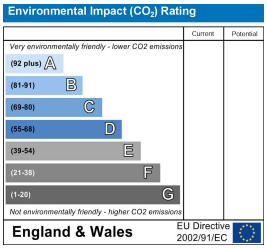


Viewing

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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