Peter David Properties Ltd

Residential Sales and Lettings



4 Fenny Royd

Halifax, HX3 8HG

£180,000

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Hipperholme, Halifax, HX3 8HG

£180,000







Nestled in the delightful area of Fenny Royd, Halifax, this charming two-bedroom end of terrace home offers a perfect blend of comfort and convenience. The property boasts a well-presented interior, featuring a welcoming reception room that invites relaxation and social gatherings.

One of the standout features of this home is the generous gardens, which extend to both the front and rear and includes a lovely decked terrace, ideal for enjoying alfresco dining or simply soaking in the stunning views that surround the property.

The location is particularly advantageous, as it is situated close to the amenities and transport links of Hipperholme. This provides easy access to Halifax, Brighouse, and the surrounding areas, making it an excellent choice for those who commute or enjoy exploring the local region. Additionally, the property is within reach of good local schools and shops, catering to the needs of families and individuals alike.

This end of terrace home is not just a place to live; it is a sanctuary that offers both tranquillity and accessibility. Whether you are a first-time buyer or looking to downsize, this property presents a wonderful opportunity to enjoy a comfortable lifestyle in a sought-after location.

Entrance
Leading in from the front of the home, the entrance way provides access into the living room and upstairs to the first floor accommodation.

Living Room
Overlooking the front of the home with elevated views, the living room has a feature gas fireplace and is tastefully decorated.

Kitchen Diner
To the rear of the property, the kitchen has light green base and wall units with plenty of worksurface and storage space. With a stainless steel sink, a cooker, space for a washing machine as well as a storage cupboard which houses the boiler.

Bedroom One
A spacious double bedroom overlooking the front aspect with far reaching views and fitted wardrobes.

Bedroom Two
A double bedroom to the rear of the home with views over the back garden.

Bathroom
With a bath tub and over bath shower as well as a hand basin and w/c.

Attic
Fully boarded space with light and ladder perfect for storage.

External
The property benefits from a mature front lawn which leads from the road up towards the house. There is a raised decked terrace overlooking the front garden. To the rear is another mature lawn with border plants and fencing to the side.

Directions
For Satnav please use the postcode HX3 8HG

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



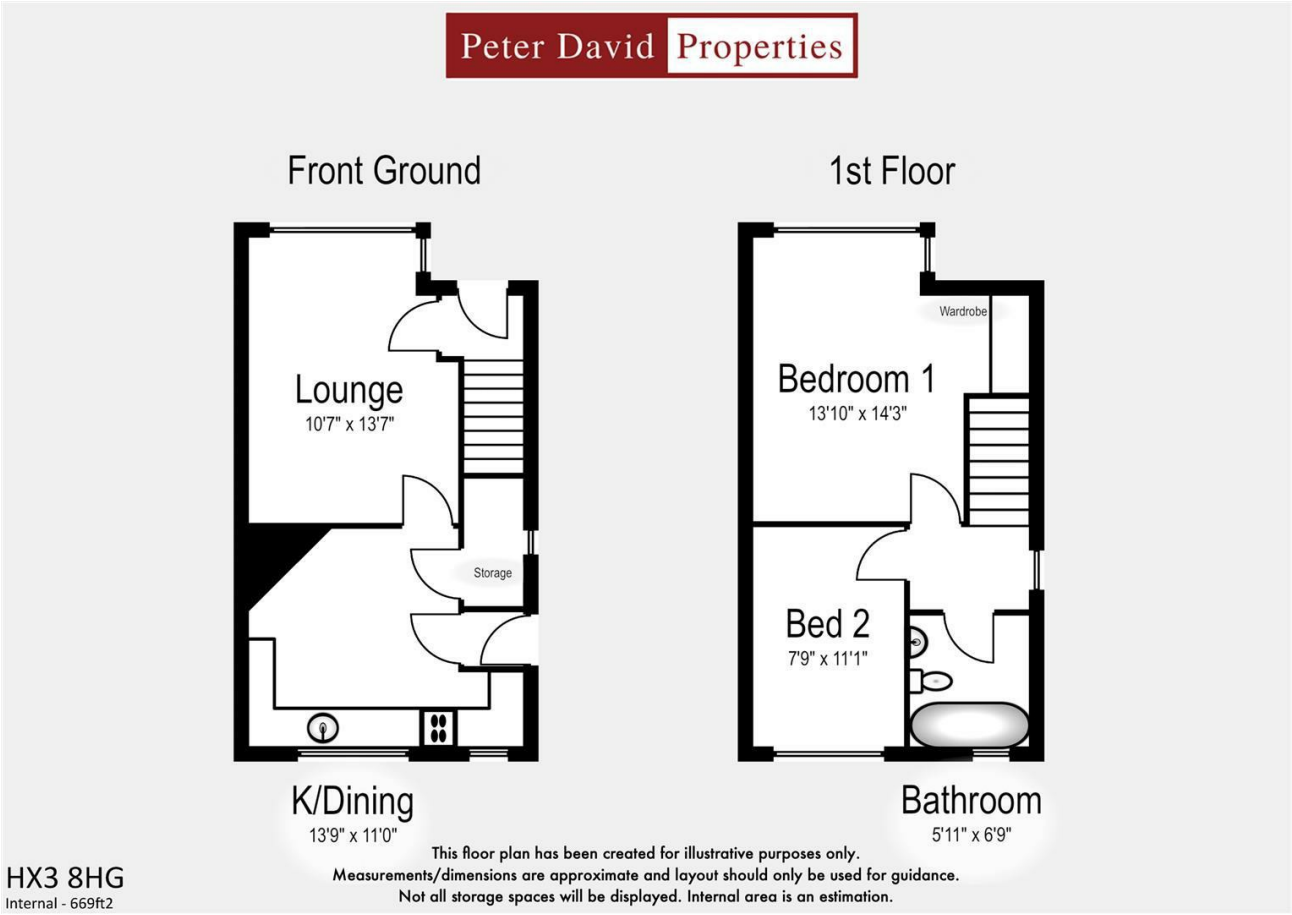
Hybrid Map



Terrain Map



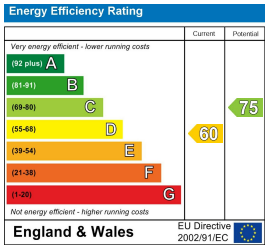
Floor Plan

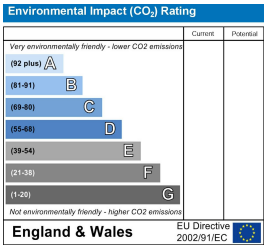


Viewing

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

Energy Efficiency Graph





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.