Peter David Properties Ltd

Residential Sales and Lettings



5 East View

Halifax, HX3 8TR

£300,000

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Lightcliffe, Halifax, HX3 8TR

£300,000







Nestled in the charming area of Lightcliffe, Halifax, this beautifully renovated end-terrace house presents an exceptional opportunity for families and individuals alike. Boasting three well-proportioned bedrooms, this home is designed for comfort and modern living. The property features a spacious reception room, perfect for entertaining guests or enjoying quiet evenings in.

The interior has been thoughtfully updated with high-quality fixtures and fittings, ensuring a stylish and contemporary atmosphere throughout. the living room, kitchen and bedrooms. The bathroom is equally impressive, providing a serene space for relaxation.

One of the standout features of this property is the landscaped garden, which not only offers stunning views but also serves as a delightful outdoor retreat. The garden is ideal for family gatherings, gardening enthusiasts, or simply enjoying the fresh air. Additionally, the property includes off-road parking for two vehicles, a valuable asset in this desirable location.

Situated close to local schools and amenities, this home is perfectly positioned for convenience and accessibility. Whether you are looking for shops, parks, or educational facilities, everything you need is just a stone's throw away.

Viewing this property is essential to fully appreciate the quality and charm it has to offer. With its blend of modern renovations and a prime location, this end-terrace house is a wonderful place to call home. Don’t miss the chance to make it yours.

Entrance Porch

External door which leads through to the entrance porch which is ideal for shoes and coats with an door leading through to the Lounge.

Lounge

Spacious front aspect living room with exposed wooden flooring, a feature fireplace with tiled surround and built in storage in the alcoves. A warm neutral colour scheme highlights the character details like the ceiling coving.

Kitchen Diner

The kitchen overlooks the rear garden with double doors leading out onto the patio letting plenty of natural light in and providing views over the surrounding landscape. With modern farmhouse style countertops and complimentary off white base and wall units with soft closing doors, there is plenty of worksurface and storage space. Gold handles and a gold tap helps elevate the space and the high quality fixtures and fittings continue with the sockets and switches. A white tiled floor and new radiator complete the room. There is an oven and hob with extractor, a traditional farmhouse style sink, built in fridge freezer and space for an integrated washing machine.

Cellar

Ideal for storage.

First Floor Landing

Having side PVCu double glazed window and stairway to second floor.

Bedroom One

A well sized double bedroom with views over the front of the home and fitted window blinds. The room features floor to ceiling wardrobes with a built in dressing table. Ceiling pendant lights add a point of interest and light, warm neutral colours perfectly compliment the space.

Bedroom Three

A well sized single room overlooking the rear aspect with window blinds, currently used as a childs room but could also be used as a home office, study or dressing room.

Bathroom

A well sized bathroom features a bathtub with over bath shower, hand basin with storage underneath and a w/c. with shelving space integrated into the wall, an illuminated mirror and heated towel rail, this part tiled bathroom is both practical and stylish.

Bedroom Two

A double bedroom with a window to the side elevation and a built in storage space.

Exterior
To the front of the property is well established paved courtyard garden. At the side of the home is a driveway providing off road parking. To the rear is an enclosed garden with patio area, artificial lawn, with plants and shrubs overlooking the green beyond.

Directions
For Satnav please use the postcode HX3 8TR

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



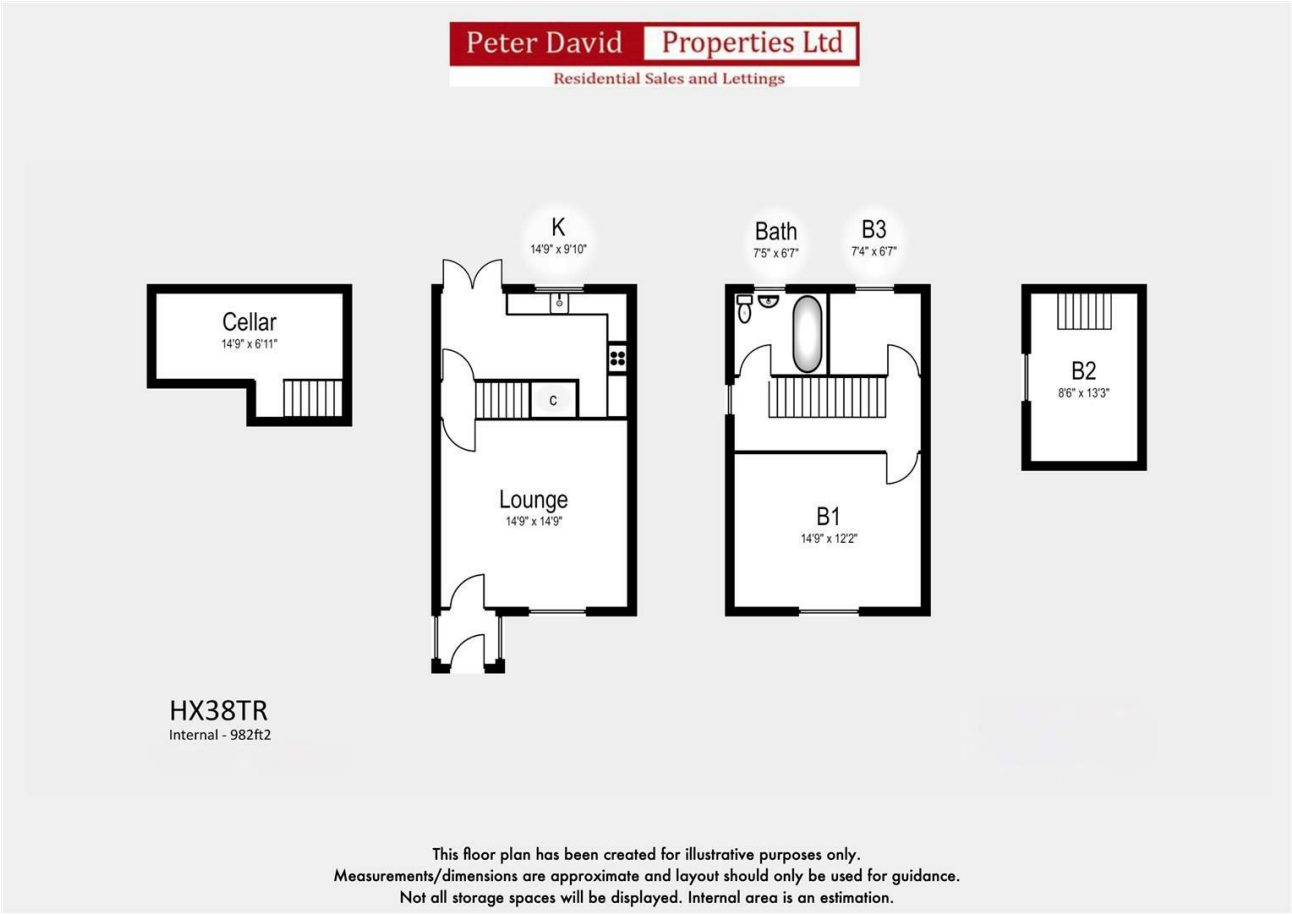
Hybrid Map



Terrain Map



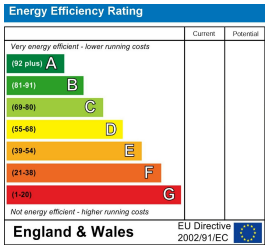
Floor Plan

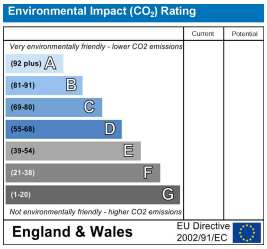


Viewing

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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