Peter David Properties Ltd

Residential Sales and Lettings



3 Cresswell Terrace

Halifax, HX3 8TA

Offers Over £495,000

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Welcome to this 1897 stunning, double-fronted, stone built terraced house located in the very popular village of Lightcliffe. The current owners of this charming family home have lived here for 55 years and maintained the original layout of the large, high ceilinged rooms. The property benefits both inside and out from features contemporary with the original construction, including covings, ceiling mouldings and decorative plasterwork to the interior and outhouses, garage and greenhouse to the exterior. Unusually for this period of property, all internal doors are original panelled doors, most with original decorative backplates to the handles.

The house is very spacious having 3 living rooms plus a large dining kitchen, 3 double bedrooms, a further generous single bedroom, a family bathroom with w/c and an additional separate w/c. It has a large stone built single garage and large gardens.

The dining kitchen has been sensitively modernised and is equipped with all the essentials. The house has dual zone gas central heating and a Verisure security system. All the windows have been replaced with very high quality double glazed uPVC most of which are opening sash windows. In keeping with the period detailing, leaded glass designs have been retained within the double glazing, including a fully leaded feature window at the top of the stairs which floods the generous landing and stairs with light. There is a modern conservatory to the rear of the building where one can sit and enjoy a view of the well stocked rear garden. The outdoor area is a true highlight, featuring a front and 2 rear gardens. The rear garden adjacent to the property is part paved for sitting and enjoying the garden and contains 3 well constructed outhouses which are contemporary with the property.

There is also a large additional garden behind the stone built garage providing a greenhouse with both electrics and water and an additional large flexible garden space.

Entrance Hallway
A grand entrance hallway accessed both from the front and rear of the home with ceiling coving and intricate wall panelling. A stained glass doorway adds further character and sets the scene perfectly for the rest of the home.

Living Room
A spacious front living room with a south-east facing bay window allowing lots of natural light and overlooking the front garden and golf course. Intricate original coving decorates the ceiling and walls. Stained glass detail has been incorporated into the top panels around the bay window. A natural gas real effect 'coal' fire provides a focal point.

Dining Room
A spacious dining room to the front aspect again, has a bright feel and retains the original intricate coving on the roof and walls. There is a hearth with gas fire and this room could alternatively be used as a further living room.

Second Living Room
Overlooking the rear of the property and providing further flexibility of family space with a gas fireplace and the original floor to ceiling built in storage to each side of the fireplace.

Kitchen
The modern dining kitchen overlooks the rear aspect. It has a sink and drainer, built in Samsung microwave, Miele oven with induction hob and extractor. The kitchen features an integrated fridge freezer, dishwasher and has space for a concealed washing machine. There is plenty of storage space with undercounter lit cream units and glass cabinets. Bright, low voltage lights illuminate the whole room.

Conservatory
Providing access to the rear gardens and garage and with a Chinese multi slate floor.

Cellar
This is accessed from the rear hallway down stone steps. It is dry and large and a perfect place for additional storage. A tumble dryer and extra fridges or freezers can easily be accommodated. It can also double up as a workshop having original stone tables.

Bedroom One
A spacious double, front and south-east facing bedroom overlooking the front garden and golf course. There is a built in hand basin vanity unit.

Bedroom Two
A second spacious double, front facing bedroom with built in wardrobes.

Bedroom Three
A further double bedroom to the rear elevation. Access to the fully insulated loft is from this room.

Bedroom Four
This is a good sized single bedroom again facing to the front elevation.

Bathroom
A generously sized bathroom with bath tub, enclosed electric power shower, hand basin and w/c. There is a separate w/c off the hallway for added convenience.

Garage
The spacious stone built single garage contemporary with the property with a pitched slate roof and 2 windows to side and rear, offers ample space for even the largest of today's modern cars and still has room for additional garden storage. It has mains electric and a remote controlled roll up front door.

External
The rear of the house is accessed by a private and very quiet shared tarmac driveway. The driveway is a dead end and the only traffic is vehicles owned by the 4 properties in the terrace. There is guaranteed private parking for 3 further cars in front of the garage door. Additional parking is permitted for any number of cars on the main road to the front of the house, which is street lit and a 30mph speed limit. The house is set back from the main road at the front of the property and behind a stone wall. The rear garden is low maintenance and has several stone outhouses offering further storage space. Beyond the private driveway and behind the garage is a large flexible garden and spacious greenhouse.

Location
Situated in the much sought after location of Lightcliffe and directly overlooking the very popular Lightcliffe Golf Club, with uninterrupted distance views across it, this property is in the catchment for highly regarded primary and secondary schools and a host of local amenities. There is excellent access to major road networks and M62 motorway.

Utilities
The property has metered mains water, mains sewerage, electricity and natural gas. Additionally, full fibre internet is connected.

Chain
With no onward chain, this home is ready for you to move in and make your own. Don't miss this rare opportunity to own this solid, delightful property that combines many of its original high quality features inside and out, full of character, space and in a prime location.

Directions
For Satnav please use the postcode HX3 8TA. What3words to the entrance of the private rear driveway use rival.dress.fallen

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.
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Road Map



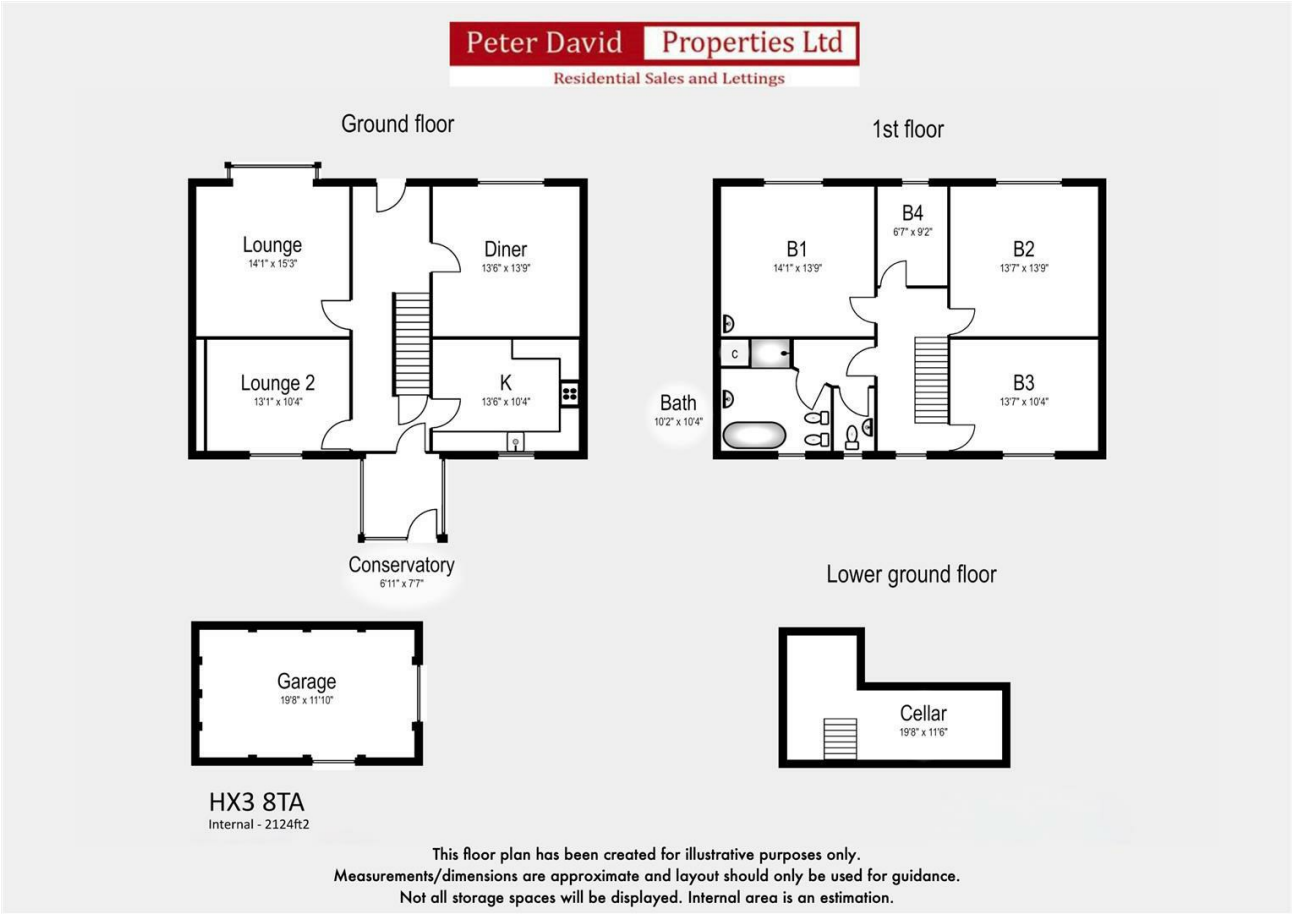
Hybrid Map



Terrain Map



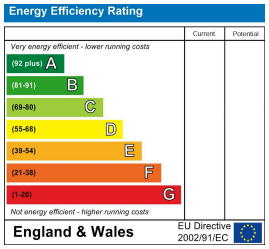
Floor Plan

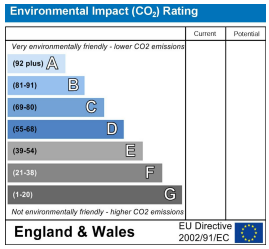


Viewing

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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