

# Peter David

# Properties Ltd

Residential Sales and Lettings



**Dene Royd Close, Stainland**

**£260,000**





Nestled in the charming area of Dene Royd Close, Stainland, this delightful three-bedroom link-detached house offers a perfect blend of comfort and convenience. The property boasts a spacious reception room, ideal for both relaxation and entertaining guests. The well-appointed kitchen/ dining room provides ample space for culinary pursuits and entertaining, while the lovely conservatory enhances the living area, allowing natural light to flood in and offering a serene space to enjoy the garden views.

The three bedrooms are generously sized, providing comfortable retreats for family members or guests. The shower room is well-equipped, ensuring that all your needs are met. Additionally, the property benefits from a drive and a garage, providing ample parking and storage solutions.

This home is situated in a welcoming neighbourhood, making it an ideal choice for families or those seeking a tranquil lifestyle. With its attractive features and convenient location, this property presents a wonderful opportunity for anyone looking to settle in the picturesque surroundings of Halifax. Don't miss the chance to make this charming house your new home.

- 3 BEDROOM LINK DETACHED PROPERTY
- DRIVE AND GARAGE
- GARDENS TO SIDE AND REAR
- CONSERVATORY
- GREAT LOCATION
- DOWNSTAIRS W.C
- CLOSE TO LOCAL AMENITIES AND SCHOOLS
- COUNCIL TAX BAND D
- EPC RATING D

## Accommodation

### Ground Floor

#### Lounge

13'3" x 14'0" (4.06 x 4.29)

#### Kitchen/ Dining Room

10'3" x 14'0" (3.13 x 4.29)

#### W.C

4'8" x 3'8" (1.43 x 1.12)

#### Conservatory

10'1" x 14'1" (3.09 x 4.31)

#### Garage

16'3" x 8'8" (4.97 x 2.65)

#### First Floor

##### Bedroom 1

13'10" x 8'0" (4.22 x 2.46)

##### Bedroom 2

9'8" x 8'1" (2.96 x 2.47)

##### Bedroom 3

10'5" x 5'8" (3.18 x 1.73)

#### Shower Room

5'5" x 5'6" (1.66 x 1.70)

#### External

Gardens to side and rear, driveway and garage

#### Directions

Please use HX4 9QP for satnav

#### PLEASE NOTE

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

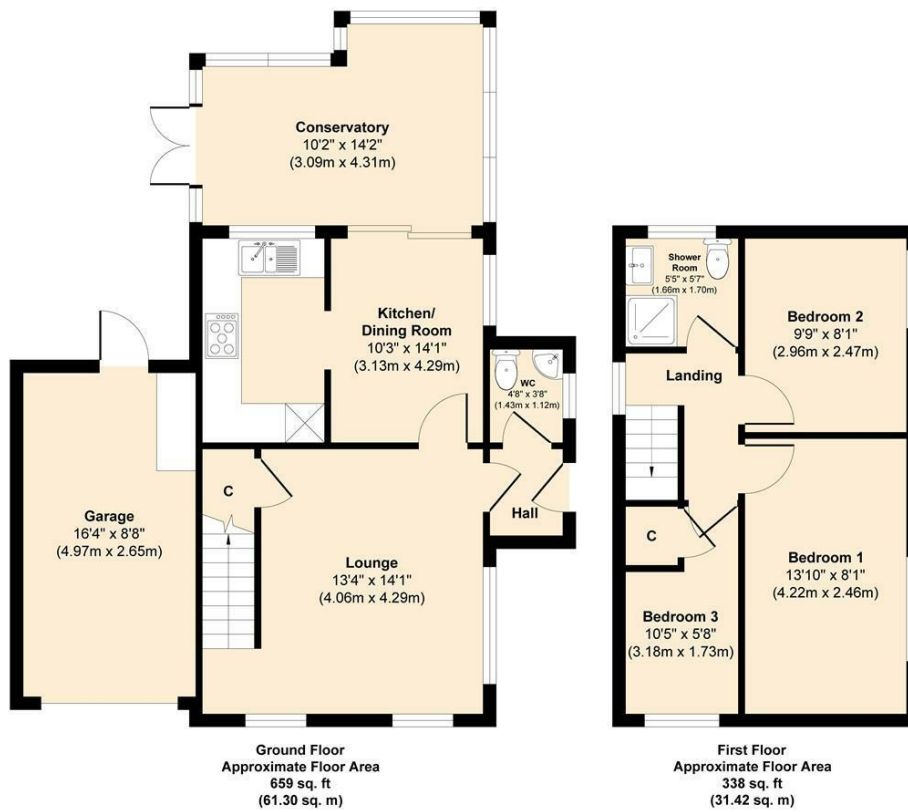
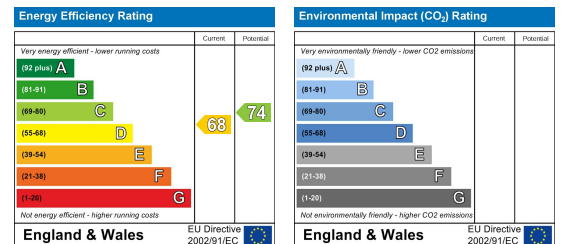


Illustration for identification purposes only, measurements are approximate and not to scale, unauthorised reproduction is prohibited.

## Viewing

Please contact us on 01422 366 948 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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361 Skircoat Green Road,  
Halifax  
HX3 0RP

102 Commercial Street  
Brighouse HD6 1AQ

[www.peterdavid.co.uk](http://www.peterdavid.co.uk)

20 New Road  
Hebden Bridge HX7 8EF

213 Halifax Road  
Huddersfield HD3 3RG

T: 01422 366948  
E: [halifax@peterdavid.co.uk](mailto:halifax@peterdavid.co.uk)

T: 01484 719191  
E: [brighouse@peterdavid.co.uk](mailto:brighouse@peterdavid.co.uk)

T: 01422 844403  
E: [hebdenbridge@peterdavid.co.uk](mailto:hebdenbridge@peterdavid.co.uk)

T: 01484 719191  
E: [huddersfield@peterdavid.co.uk](mailto:huddersfield@peterdavid.co.uk)