

# Peter David

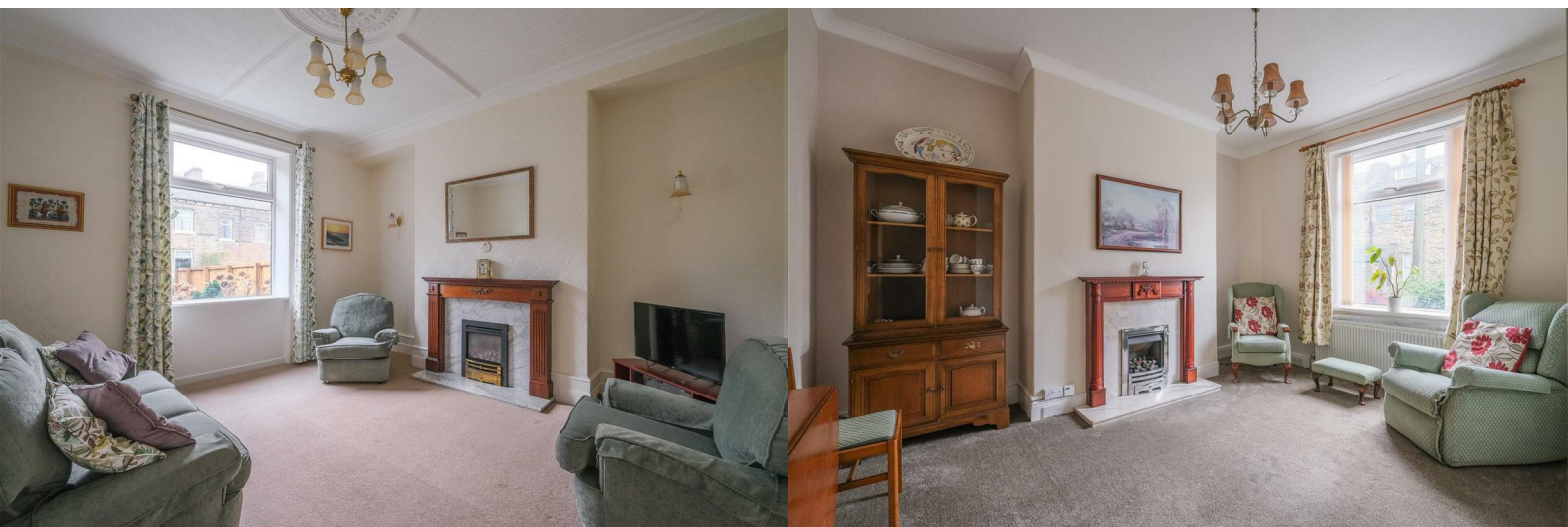
# Properties Ltd

Residential Sales and Lettings

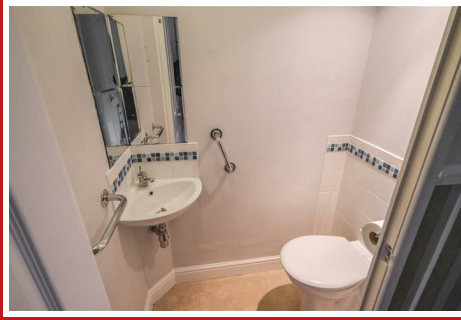


**Leicester Terrace,**

**£280,000**







Nestled in a sought-after location off Manor Drive, Leicester Terrace, Halifax, this charming inner through-terrace house offers a perfect blend of comfort and convenience. With four well-proportioned bedrooms and two bathrooms, this property is ideal for families seeking a spacious home.

Upon entering, you are welcomed by a generous entrance hall that leads to two inviting reception rooms, perfect for both relaxation and entertaining. The ground floor also features a convenient WC and a well-equipped kitchen that provides access to a delightful rear patio, ideal for al fresco dining or enjoying a quiet moment outdoors. Additionally, a spacious cellar with outside access offers ample storage or potential for further development.

The first floor comprises three comfortable bedrooms and a family bathroom, while the second floor is dedicated to the master bedroom, complete with under eaves storage and an en suite bathroom for added privacy and convenience. The property boasts gardens both at the front and rear, with a lawned area to the front and a patio at the back, providing a perfect setting for outdoor activities.

Families will appreciate the proximity to excellent schools, including All Saints Primary School, Crossley Heath Grammar School, and The Gleddings Preparatory School. The local area is rich in amenities, and Savile Park is just a short stroll away, offering green space for leisure activities. Calderdale Royal Hospital is conveniently located nearby, and Halifax town centre is only a short drive away, providing easy access to shops and services. For those commuting, the M62 network is readily accessible, making this property an excellent choice for both local and distant travel.

This delightful home in a sought-after location is not to be missed.

- FOUR BEDROOMS
- MASTER WITH EN SUITE
- GROUND FLOOR WC
- TWO RECEPTION ROOMS
- GARDENS FRONT AND REAR
- SOUGHT-AFTER LOCATION
- EPC RATING - D
- COUNCIL TAX BAND - C

## Accommodation

### Entrance hall

### Lounge

13'5" x 14'1" (4.1 x 4.3)

### Dining Room

10'11" x 14'0" (3.35 x 4.27)

### Kitchen

7'10" x 10'0" (2.4 x 3.05)

### Cellar

13'3" x 14'1" (4.05 x 4.3)

### Store

5'6" x 10'2" (1.7 x 3.1)

### First floor

### Bedroom

13'5" x 14'0" (4.1 x 4.27)

### Bedroom

11'10" x 14'1" (3.62 x 4.3)

### Bedroom

6'11" x 8'10" (2.12 x 2.7)

### Bathroom

5'4" x 8'5" (1.65 x 2.57)

### Second floor

### Master Bedroom

17'11" x 15'5" (5.47 x 4.72)

### En suite

### Directions

Please use postcode HX3 0DZ for sat nav directions.

### PLEASE NOTE

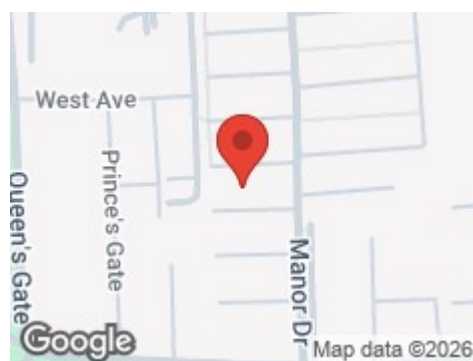
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2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and 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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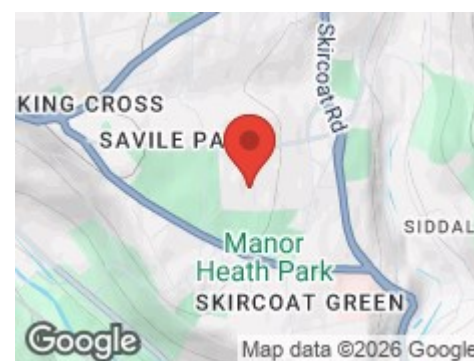
## Road Map



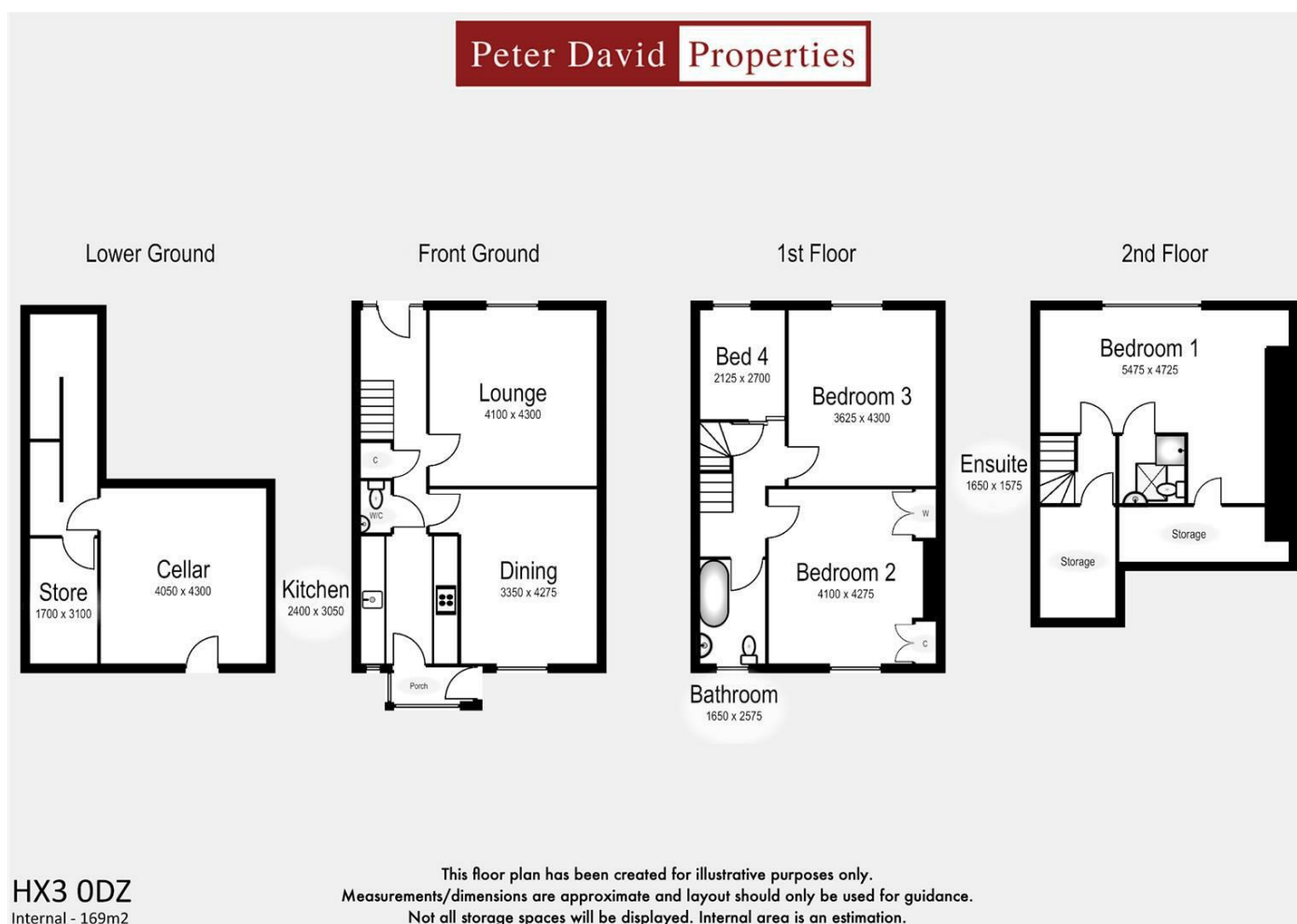
## Hybrid Map



## Terrain Map



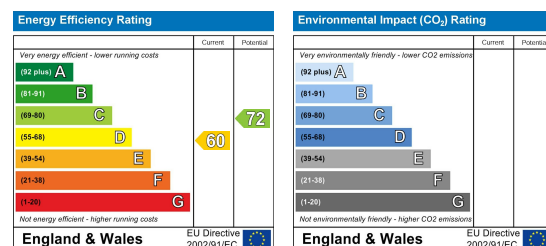
## Floor Plan



## Viewing

Please contact us on 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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