Peter David Properties Ltd

Residential Sales and Lettings

Gleanings Drive, Halifax

Or Nearest Offer £180,000

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Nestled in the charming area of Gleanings Drive, Halifax, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and inviting home. Boasting two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals looking for extra space.

Upon entering, you are welcomed into a spacious reception room that offers a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout flows seamlessly, providing a sense of openness and light throughout the living areas.

One of the standout features of this home is the lovely gardens at both the front and rear. These outdoor spaces provide a wonderful opportunity for gardening enthusiasts or simply a tranquil area to enjoy the fresh air. The rear garden, in particular, is perfect for summer barbecues or a safe play area for children.

Additionally, the property includes a drive and a garage, offering practical solutions for parking and storage. This is a significant advantage in today's busy world, where convenience is key.

In summary, this two-bedroom semi-detached house on Gleanings Drive is a fantastic find, combining comfort, practicality, and outdoor space in a desirable location. It is a perfect canvas for you to create your ideal home. Don't miss the chance to make this charming property your own.

- 2 BEDROOM SEMI DETACHED PROPERTY
- ENTRANCE HALLWAY
- KITCHEN
- LOUNGE/DINER
- 2 BEDROOMS
- BATHROOM
- DRIVE AND GARAGE
- GARDENS TO FRONT AND REAR
- COUNCIL TAX BAND B
- EPC RATING D

Accommodation

Ground Floor

Entrance Hallway

Kitchen
7'4" x 8'4" (2.25 x 2.55)

Lounge/Diner
11'5" x 22'11" (3.5 x 7.0)

First Floor

Bedroom 1
14'5" x 13'4" (4.4 x 4.08)

Bedroom 2
8'8" x 11'5" (2.65 x 3.5)

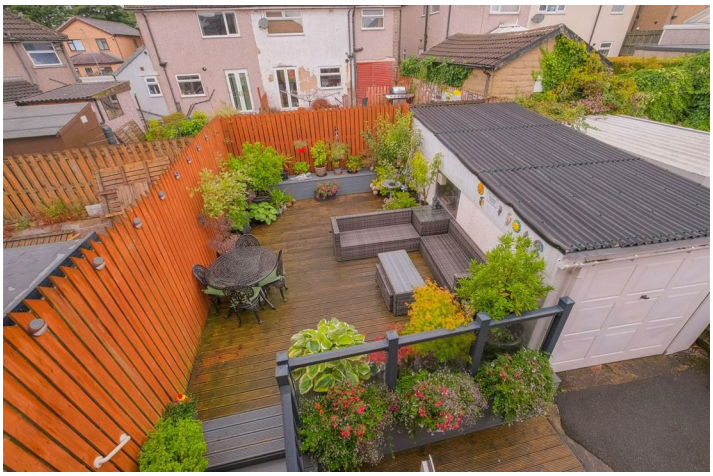
Bathroom
5'8" x 6'2" (1.75 x 1.9)

External
Garden to front and rear and front driveway

Garage
9'2" x 17'8" (2.8 x 5.4)

Directions
Please use HX2 0PA for directions

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 inc VAT 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.

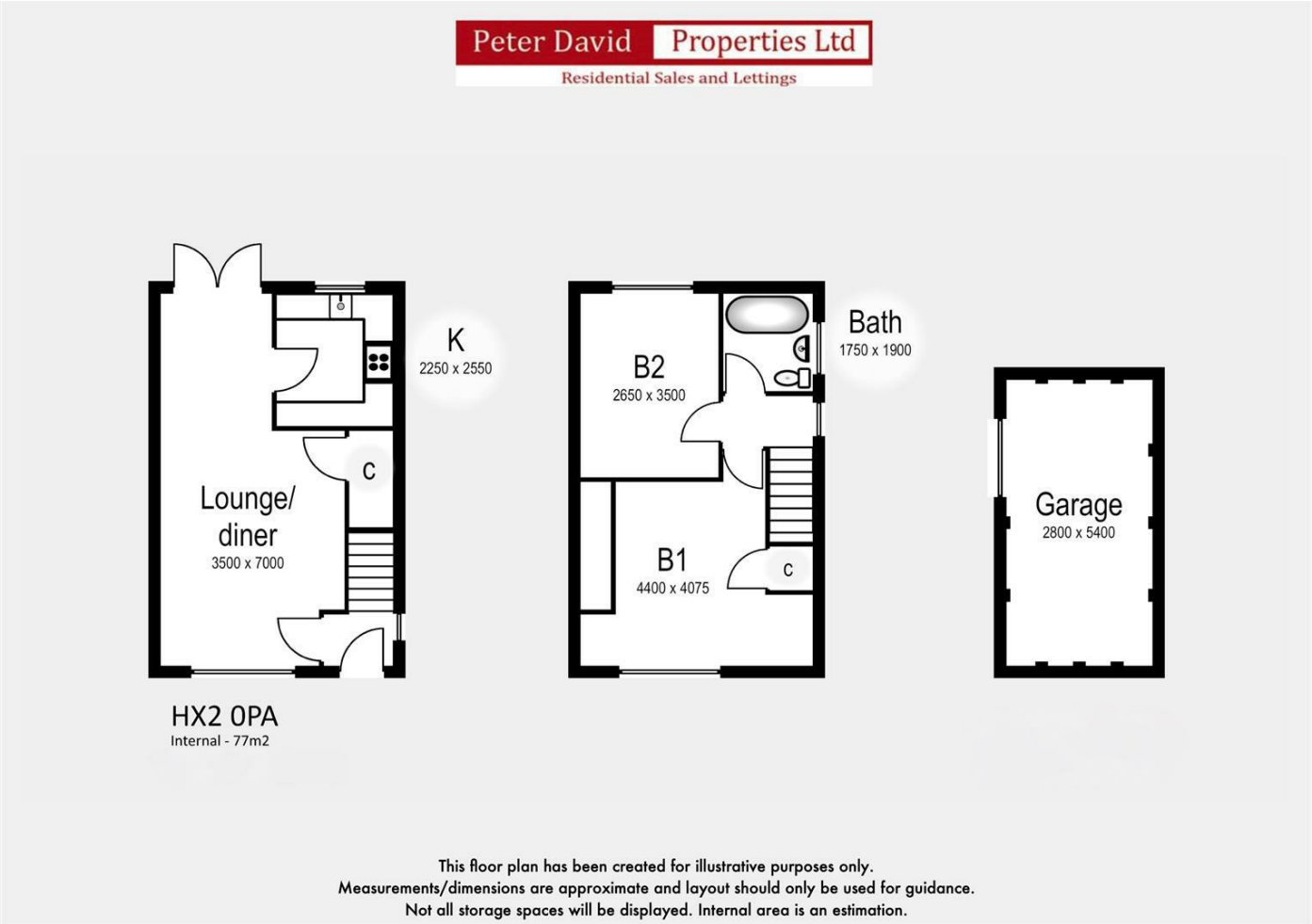


Road Map

Hybrid Map

Terrain Map

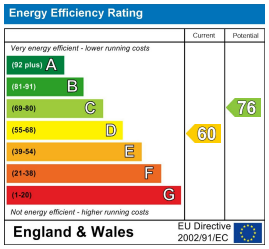
Floor Plan

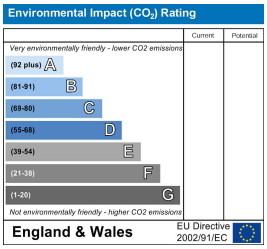


Viewing

Please contact us on 01422 366 948 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.

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