Peter David Properties Ltd

Residential Sales and Lettings



The Russetts,

£379,995

3 2 2 C









A beautifully presented three-bedroom family home, set within a sought-after semi-rural development just a stone's throw from Shibden Park and enjoying stunning far-reaching countryside views. Offering spacious and versatile accommodation across two floors, this superb property combines modern living with charming character features and an enviable setting.

The accommodation briefly comprises an entrance hall, generous lounge, contemporary open-plan kitchen/dining room with integrated appliances and a bright garden room extension enjoying direct access to the rear garden. A useful utility room and ground floor WC complete the ground floor accommodation.

To the first floor are three bedrooms, including a spacious principal bedroom with fitted wardrobes and en-suite shower room, together with a family bathroom.

Externally, the property benefits from an attractive enclosed rear garden with paved seating areas, ideal for outdoor entertaining while taking in the open aspect views. To the front, there are two allocated parking spaces and a garage providing excellent storage and off-road parking.

Situated in a highly sought-after location on the outskirts of Halifax, the property offers easy access to local amenities, well-regarded schools and excellent commuter links, whilst enjoying the peace and charm of countryside surroundings. The property is also conveniently located within easy reach of Shibden Park, offering picturesque walks, green open spaces and a popular family-friendly setting.

- BEAUTIFUL FAMILY HOME
- THREE BEDROOMS
- PRINCIPAL BEDROOM WITH EN-SUITE
- BRIGHT GARDEN ROOM EXTENSION
- UTILITY ROOM AND GROUND FLOOR WC
- STUNNING COUNTRYSIDE VIEWS
- TWO PARKING SPACES AND GARAGE
- SOUGHT-AFTER LOCATION
- EPC RATING - C
- COUNCIL TAX - E

Accommodation

Entrance hall

Lounge
12'7" x 13'7" (3.84 x 4.15)

Dining kitchen
22'3" x 11'5" (6.8 x 3.5)

Sun room
8'7" x 10'8" (2.63 x 3.27)

Utility room
6'0" x 8'3" (1.84 x 2.54)

Ground floor WC
2'10" x 4'9" (0.87 x 1.47)

First floor

Bedroom one
9'4" x 14'2" (2.86 x 4.34)

En suite
4'9" x 4'7" (1.47 x 1.41)

Bedroom two
8'0" x 10'8" (2.46 x 3.26)

Bedroom three
9'4" x 7'4" (2.87 x 2.24)

Bathroom
6'1" x 9'9" (1.86 x 2.98)

Directions
Please use post code HX3 9XY for sat nav 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



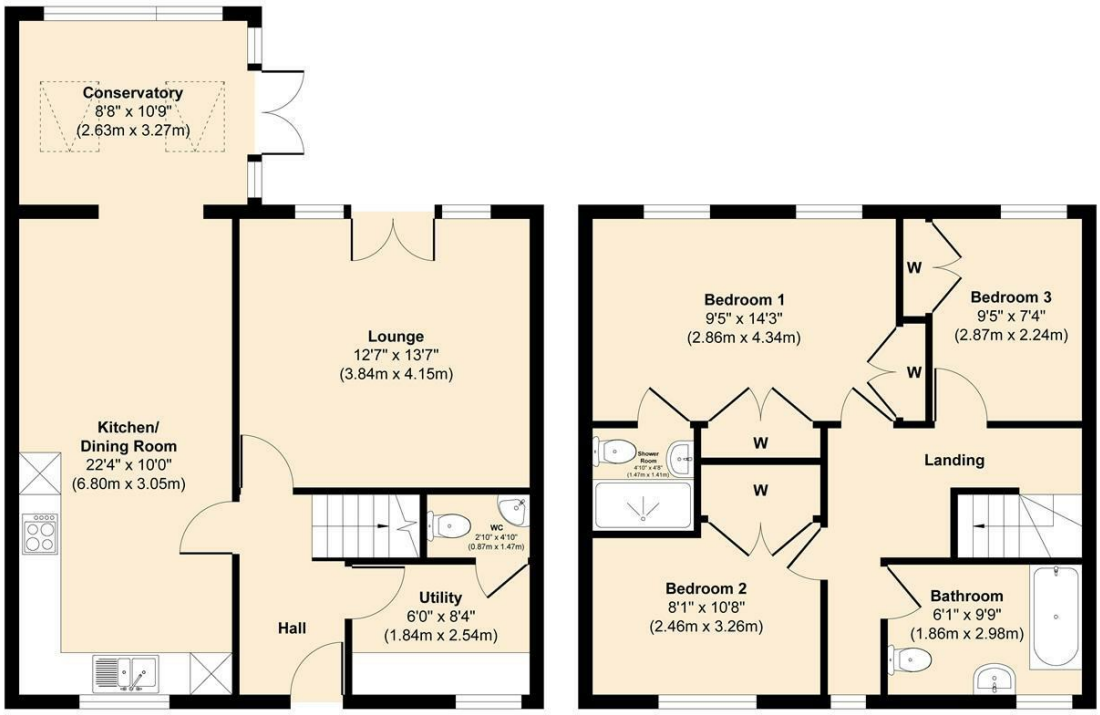
Hybrid Map



Terrain Map



Floor Plan



Ground Floor
Approximate Floor Area
633 sq. ft
(58.89 sq. m)

First Floor
Approximate Floor Area
512 sq. ft
(47.60 sq. m)

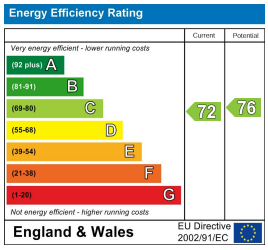
Approx. Gross Internal Floor Area 1,145 sq. ft / 106.49 sq. m.

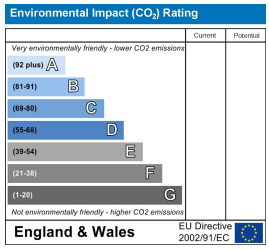
Illustration for identification purposes only, measurements are approximate and not to scale, unauthorised reproduction is prohibited.

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





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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