Peter David Properties Ltd

Residential Sales and Lettings

Fairfax Crescent, Southowram

£180,000

2 1 1 C

Nestled in the charming area of Fairfax Crescent, Halifax, this delightful semi-detached house offers a perfect blend of comfort and space. Set on a generous corner plot, the property boasts two well-proportioned bedrooms, making it an ideal choice for small families or couples seeking a cosy home.

Upon entering, you are welcomed into a bright reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The property features a well-appointed bathroom, ensuring convenience for daily living.

One of the standout features of this home is the conservatory, which allows for an abundance of natural light and offers a lovely space to enjoy the garden views throughout the seasons. The front, side, and rear gardens provide ample outdoor space for gardening enthusiasts or for children to play, while the driveway and garage offer practical parking solutions.

This semi-detached house is not just a home; it is a lifestyle choice, offering both indoor and outdoor spaces that cater to modern living. With its desirable location and charming features, this property is a wonderful opportunity for those looking to settle in Halifax.

- 2 BEDROOM SEMI DETACHED PROPERTY
- SET ON A LARGE CORNER PLOT
- DRIVEWAY AND GARAGE
- CONSERVATORY
- 2 BEDROOMS
- GARDENS TO FRONT, SIDE AND REAR
- EPC RATING C
- COUNCIL TAX BAND B

Accommodation

Entrance Vestibule

Lounge
14'5" x 14'9" (4.4 x 4.5)

Kitchen
14'5" x 8'2" (4.4 x 2.5)

Conservatory
10'9" x 8'10" (3.3 x 2.7)

1st Floor

Bedroom 1
14'5" x 11'5" (4.4 x 3.5)

Bedroom 2
7'10" x 8'2" (2.4 x 2.5)

Shower Room
6'6" x 5'6" (2.0 x 1.7)

Garage
9'10" x 22'11" (3.0 x 7.0)

Directions
Please use HX3 9SQ for directions

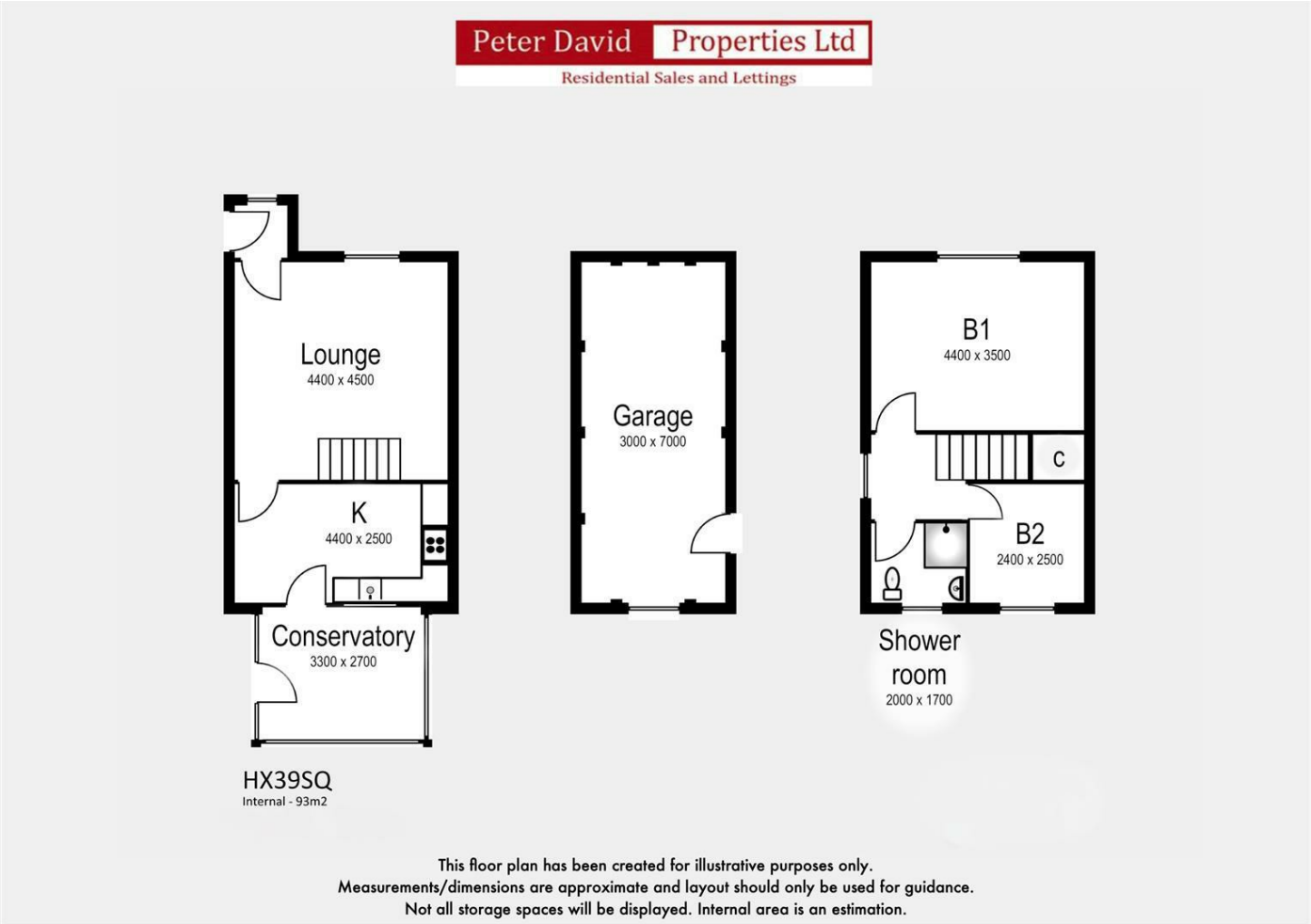
PLEASE NOTE
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, 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

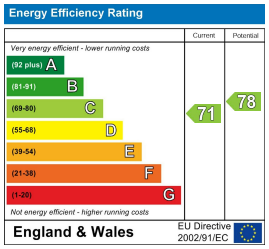
Floor Plan

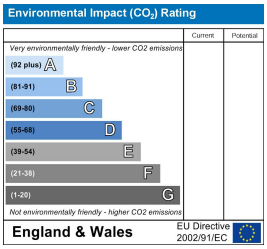


Viewing

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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