Peter David Properties Ltd

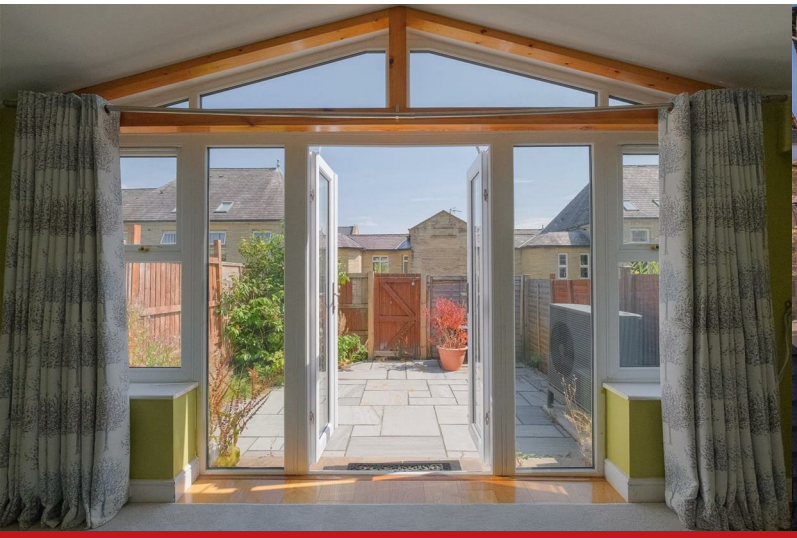
Residential Sales and Lettings



Hastings Way,

Offers Over £250,000

3 2 1 C









Nestled in the charming area of Hastings Way, Halifax, is this delightful end terrace house. The property boasts three bedrooms. The layout is thoughtfully designed, featuring a welcoming reception room and additional extension room which can be used for a variety of uses and serves as the heart of the home, perfect for entertaining guests or enjoying quiet evenings with loved ones.

With the master en-suite this residence offers convenience and comfort, ensuring that morning routines run smoothly for all occupants. The end terrace position not only enhances privacy but also allows for additional natural light to flood the living spaces, creating a warm and inviting atmosphere throughout.

The surrounding area of Halifax is known for its rich history and community, offering a range of local amenities, schools, and parks, making it an ideal location for families. The property is well-connected to public transport links, providing easy access to nearby towns and cities.

This end terrace house on Hastings Way is a wonderful blend of comfort, space, and location, making it a perfect choice for those seeking a new home in a friendly neighbourhood. Do not miss the chance to make this charming property your own.

- 3 BEDROOM PROPERTY
- CLOSE TO CALDERDALE ROYAL HOSPITAL
- WALKING DISTANCE TO HALIFAX CENTRE
- TWO RECEPTION ROOMS
- OFFERED UNFURNISHED
- AIRA air source Heat Pump and Mitsubishi Air Conditioning Unit.
- REAR PATIO AREA
- DRIVEWAY PROVIDES PARKING FOR TWO CARS
- COUNCIL TAX BAND C
- EPC RATING C

Eco-Friendly & Energy-Efficient Living

This forward-thinking home is fully primed for ultra-low-cost, sustainable living. The property features a prime, South-Southwest facing roof that offers the absolute gold standard for solar panel potential, receiving maximum all-day sunlight. This layout provides the perfect opportunity to install a solar PV array to directly power the home's existing, premium upgrades—including a cutting-edge Aira air source heat pump and a Mitsubishi air conditioning system.

Excellent Additional Loft Storage

The property boasts a highly functional and easily accessible loft space, reached via a convenient folding ladder. Fully prepared for practical use, the loft is equipped with two bright baton lights and is partially boarded through the middle, providing superb, immediate usable space for all your additional storage space.

Accommodation

Kitchen
8'1" x 10'11" (2.47 x 3.35)

Lounge
14'11" x 13'10" (4.55 x 4.22)

Sun room
13'0" x 8'8" (3.97 x 2.65)

First floor

Bedroom one
8'5" x 9'8" (2.57 x 2.95)

En suite
8'5" x 4'5" (2.57 x 1.35)

Bedroom two
8'5" x 10'8" (2.57 x 3.27)

Bedroom three
6'2" x 7'4" (1.9 x 2.25)

Bathroom
6'2" x 6'2" (1.9 x 1.9)

Directions
Please use postcode HX1 2QB 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

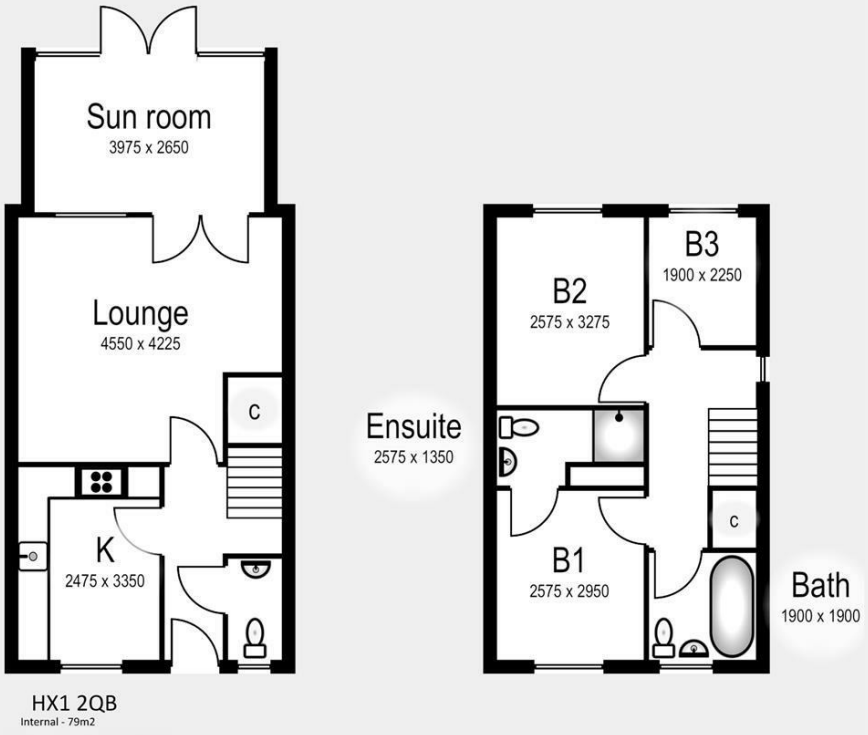


Terrain Map



Floor Plan

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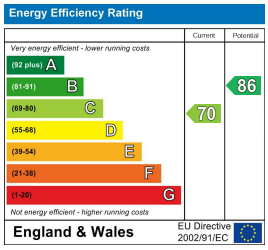
HX1 2QB
Internal - 79m2

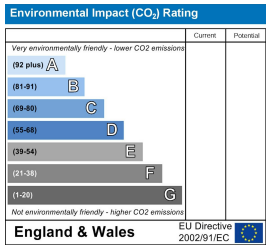
This floor plan has been created for illustrative purposes only.
Measurements/dimensions are approximate and layout should only be used for guidance.
Not all storage spaces will be displayed. Internal area is an estimation.

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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