

Peter David

Properties Ltd

Residential Sales and Lettings



Heath Crescent, Free School Lane

£490,000





A beautifully refurbished five-bedroom Victorian stone home, sold with no upward chain, arranged over four floors and offering exceptional space, character and versatility.

Peter David Properties are delighted to present this impressive five-bedroom Victorian stone-built terrace, occupying a highly sought-after position within the prestigious Calderdale area.

Combining the enduring character and generous proportions of a period home with the comforts of contemporary family living, this substantial property has been recently refurbished throughout and offers an extraordinary amount of accommodation arranged across four floors.

From the welcoming entrance hallway, the sense of space is immediately apparent. The principal living room provides a generous and inviting reception space, with bi-fold doors opening into the impressive dining kitchen, creating a wonderful connection between the two rooms and an ideal setting for both relaxed family life and entertaining.

Beyond the principal living accommodation, the lower ground floor provides a highly versatile additional level, incorporating a utility room, gym, integrated garage and storage room.

Upstairs, the accommodation continues with five well-proportioned bedrooms. The first floor includes the principal bedroom, a double bedroom with en-suite facilities, alongside one further bedroom and the sizable family bathroom, whilst the second floor provides two additional bedrooms and a modern shower room.

Outside, the property benefits from a manicured front garden, together with a private driveway and garage to the rear.

- Four floors of versatile accommodation
- Recently refurbished throughout
- Period fireplaces, ceiling roses and deep cornices
- Five well-proportioned bedrooms
- Three bathrooms
- Separate utility area with Victorian-effect tiling
- Private driveway and integrated garage
- Large, manicured garden
- COUNCIL TAX BAND - E
- EPC RATING - E

Accommodation

Entrance hall

Lounge

14'9" x 19'4" (4.5 x 5.9)

Kitchen

8'10" x 11'11" (2.7 x 3.65)

Dining area

13'10" x 15'11" (4.22 x 4.87)

Lower ground floor

Utility room

Gym

14'9" x 19'4" (4.5 x 5.9)

Garage

13'10" x 15'11" (4.22 x 4.87)

Storage room

8'10" x 11'9" (2.7 x 3.6)

First floor

Bedroom one

11'11" x 19'4" (3.65 x 5.9)

Bedroom two

13'10" x 15'11" (4.22 x 4.87)

En suite

3'11" x 5'1" (1.2 x 1.57)

Bedroom five

7'11" x 8'9" (2.42 x 2.67)

Bathroom

8'10" x 11'9" (2.7 x 3.6)

Second floor

Bedroom three

13'3" x 11'6" (4.05 x 3.52)

Bedroom four

12'4" x 10'6" (3.77 x 3.22)

Shower room

Directions

Please use post code HX1 2PW 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.

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Road Map



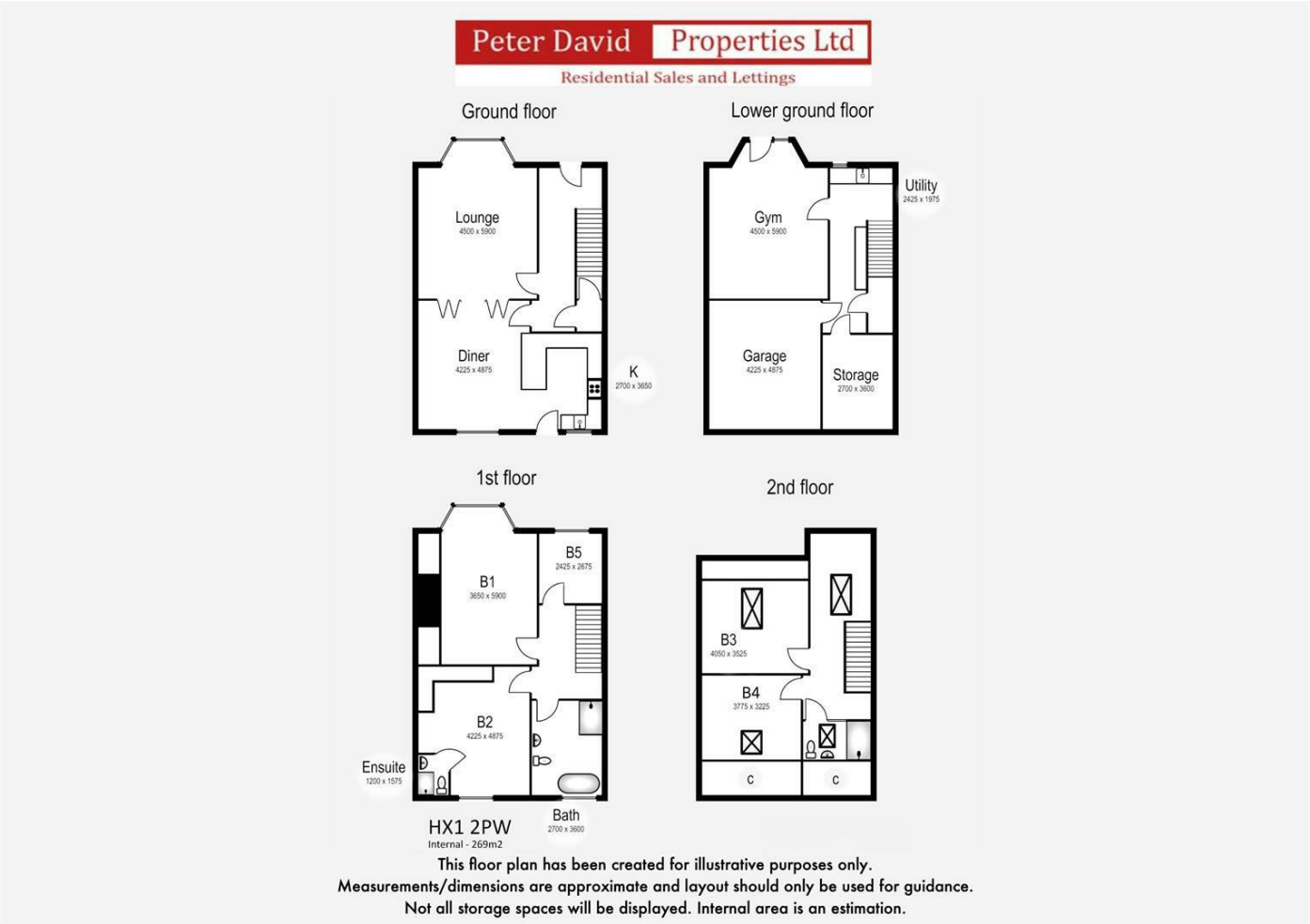
Hybrid Map



Terrain Map



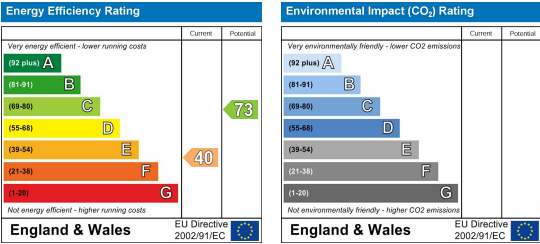
Floor Plan



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



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.

361 Skircoat Green Road,
Halifax
HX3 0RP

102 Commercial Street
Brighouse HD6 1AQ

www.peterdavid.co.uk

20 New Road
Hebden Bridge HX7 8EF

213 Halifax Road
Huddersfield HD3 3RG

T: 01422 366948
E: halifax@peterdavid.co.uk

T: 01484 719191
E: brighouse@peterdavid.co.uk

T: 01422 844403
E: hebdenbridge@peterdavid.co.uk

T: 01484 719191
E: huddersfield@peterdavid.co.uk