

# Peter David

# Properties Ltd

Residential Sales and Lettings



**Glen Terrace,**

**£169,500**





Nestled in the charming area of Savile Park, Halifax, this delightful terraced house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms—including a spacious master bedroom with an en suite on the second floor—this property is ideal for families or those seeking extra space for guests or a home office.

As you enter the house, you are greeted by a warm and inviting atmosphere, with ample natural light flowing through the living areas. The layout is thoughtfully designed, providing a seamless flow from room to room, making it perfect for both relaxation and entertaining. The kitchen is functional and well-equipped, offering a great space for culinary enthusiasts to create delicious meals.

The three double bedrooms provide peaceful retreats at the end of a long day. The master suite on the top floor offers both privacy and comfort, complete with its own modern en suite shower room. Each bedroom presents the potential for personalisation, allowing you to create your own sanctuary.

The property also benefits from a modest outdoor space, perfect for enjoying a morning coffee or hosting summer barbecues.

Located in a friendly neighbourhood, Glen Terrace is well-connected to local amenities, including shops, schools, and parks, making it an ideal location for families and professionals alike. The area boasts excellent transport links, ensuring easy access to Halifax town centre and beyond.

This terraced house presents a wonderful opportunity for those looking to establish a home in a vibrant community. With its appealing features and prime location, it is a property not to be missed. Whether you are a first-time buyer or seeking a new family home, this residence offers the perfect setting for a fulfilling lifestyle.

- THREE DOUBLE BEDROOMS
- THROUGH TERRACE
- MASTER EN SUITE
- POPULAR LOCATION
- CLOSE TO LOCAL SCHOOLS AND AMENITIES
- IDEAL FOR FIRST TIME BUYERS OR FAMILIES
- EPC RATING - D
- COUNCIL TAX BAND - B

## Accommodation

### Lounge

13'6" x 12'9" (4.12 x 3.9)

### Dining Kitchen

10'4" x 11'1" (3.15 x 3.4)

### Cellar

13'6" x 9'4" (4.12 x 2.87)

### First floor

#### Bedroom

8'0" x 12'9" (2.45 x 3.9)

#### Bedroom

8'0" x 11'1" (2.45 x 3.4)

#### Bathroom

5'1" x 8'8" (1.57 x 2.65)

### Second floor

#### Bedroom

11'10" x 16'4" (3.62 x 5)

#### Ensuite

2'11" x 8'6" (0.9 x 2.6)

### Directions

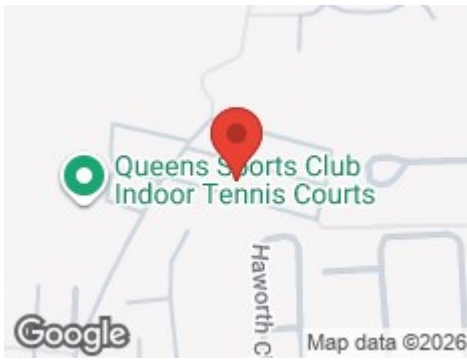
Please use post code HX1 2YN for sat nav directions.

### 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

**Peter David Properties**

Lower Ground

Front Ground

1st Floor

2nd Floor

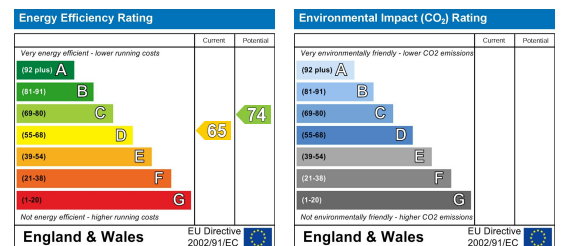
**HX1 2YN**  
 Internal - 92m<sup>2</sup>

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



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