Peter David Properties Ltd

Residential Sales and Lettings

Granny Hill Terrace,

£150,000

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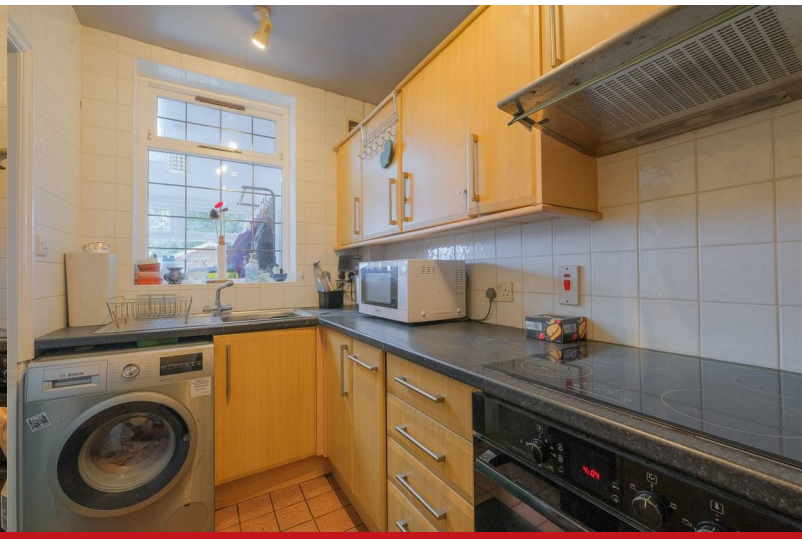


Nestled in the charming area of Granny Hill Terrace, Halifax, this delightful three-bedroom terraced house offers a perfect blend of comfort and style. The property boasts a spacious layout, ideal for families or those seeking extra room for guests or a home office. With gas central heating and double glazing throughout.

As you enter, you are welcomed into a bright and airy living space that flows seamlessly into a well-appointed kitchen with cooker, hob and built in fridge freezer perfect for both cooking and entertaining. One of the standout features of this home is the sun room, which invites an abundance of natural light, creating a warm and inviting atmosphere. This versatile space can be used as a relaxing retreat, a play area for children, or even a home gym, depending on your needs.

The property also benefits from a well-maintained bathroom, ensuring convenience for all residents.

Located in a friendly neighbourhood, this home is within easy reach of local amenities, schools, and parks, making it an ideal choice for families. The surrounding area offers a sense of community while still being close to the vibrant town centre of Halifax, where you can enjoy a variety of shops, cafes, and cultural attractions.

In summary, this three-bedroom terraced house on Granny Hill Terrace is a wonderful opportunity for anyone looking to settle in a welcoming environment. With its charming features and prime location, it is sure to appeal to a wide range of buyers. Don’t miss the chance to make this lovely property your new home.

- 3 BEDROOM TERRACE
- SUN ROOM
- 3 BEDROOMS
- KITCHEN
- LOUNGE
- SHOWER ROOM
- REAR PATIO AND SHED
- CELLAR
- EPC RATING C
- COUNCIL TAX BAND A

Accommodation

Ground Floor

Kitchen
5'6" x 10'9" (1.7 x 3.3)

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

Sun Room
16'4" x 6'6" (5.0 x 2.0)

1st Floor

Bedroom 1
10'11" x 14'9" (3.35 x 4.5)

Shower Room
7'2" x 7'2" (2.2 x 2.2)

2nd Floor

Bedroom 2
13'1" x 12'5" (4.0 x 3.8)
with built in wardrobes and drawers.

Bedroom 3
10'5" x 6'6" (3.2 x 2.0)

Lower Ground Floor

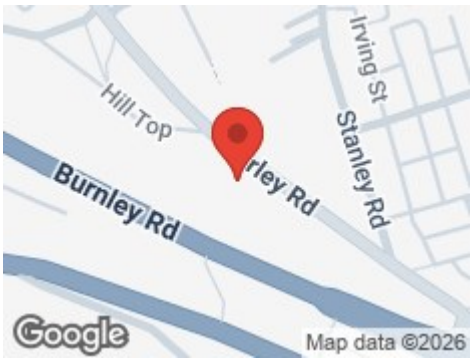
Cellar
12'9" x 14'9" (3.9 x 4.5)

External
Rear patio area with shed

Directions
Please use HX1 3SX 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.

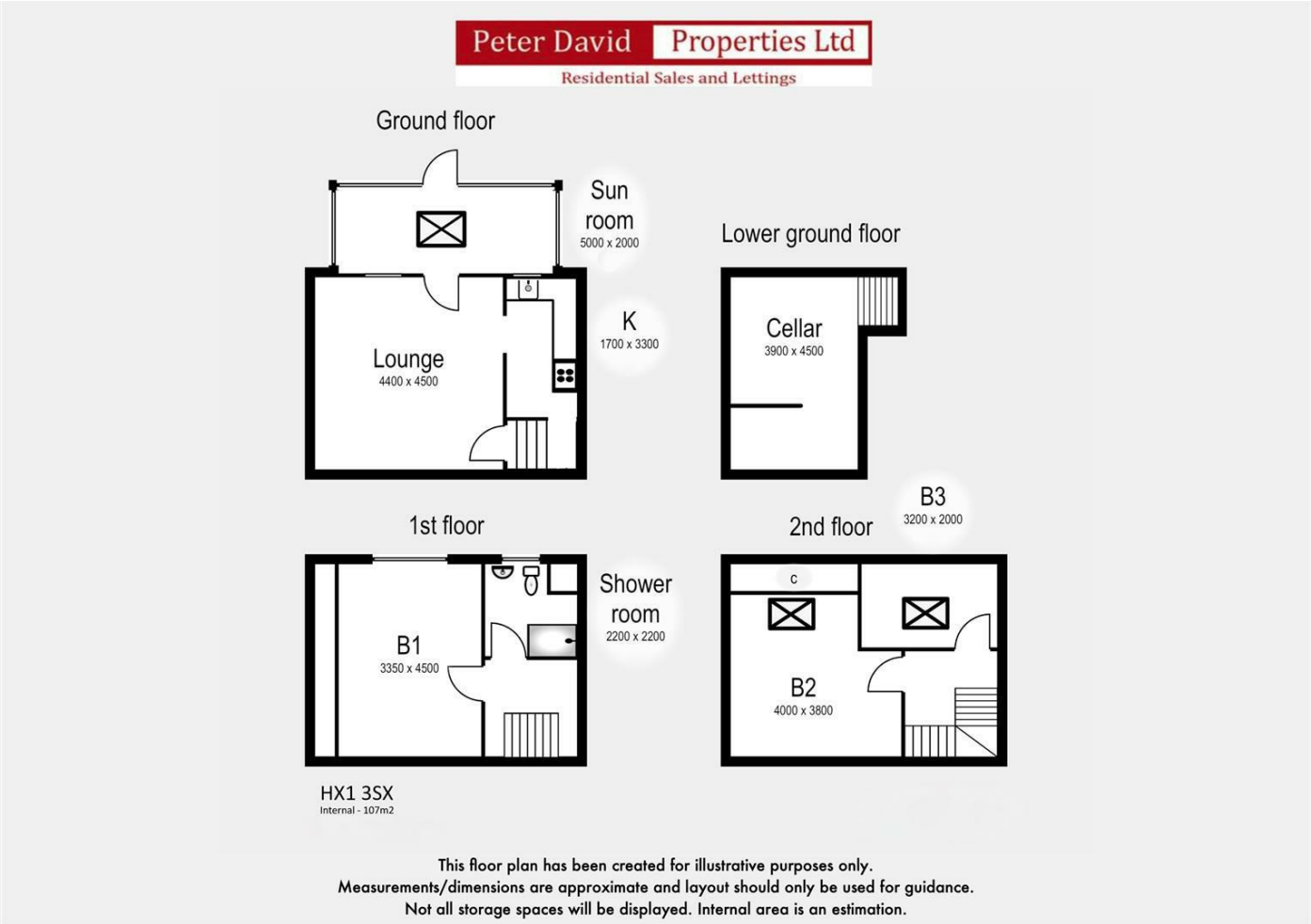
Road Map



Hybrid Map

Terrain Map

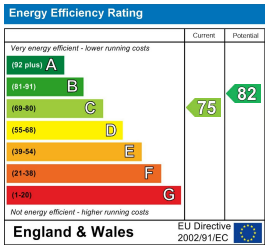
Floor Plan

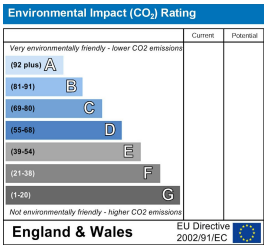


Viewing

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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