

Peter David

Properties Ltd

Residential Sales and Lettings



Stanley Street North, Holmfield

£149,950





Nestled in the charming area of Holmfield, Halifax, this delightful back-to-back terrace house on Stanley Street North offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

Upon entering, you are welcomed into a cosy reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining friends and family. The layout of the house is practical, ensuring that every inch of space is utilised effectively.

The property features a well-appointed bathroom, catering to the needs of modern living.

This home is within easy reach of local amenities, schools, and parks, making it an excellent choice for those who appreciate community living. The surrounding area offers a variety of shops and services, ensuring that daily necessities are just a short walk away.

This three-bedroom terrace house on Stanley Street North is not just a place to live; it is a place to create lasting memories. Whether you are a first-time buyer or looking to invest, this property presents a wonderful opportunity to enjoy the comforts of home in a vibrant part of Halifax. Do not miss the chance to make this charming house your own.

- THREE BEDROOM BACK TO BACK TERRACE
- THREE BEDROOMS
- SOLD WITH NO UPWARD CHAIN
- FRONT GARDEN
- CONVENIENT LOCATION
- CLOSE TO LOCAL SCHOOLS AND PARKS
- EPC RATING D
- COUNCIL TAX BAND A
- CELLAR

## Accommodation

### Ground Floor

#### Lounge

12'1" x 16'4" (3.7 x 5.0)

#### Kitchen

5'2" x 10'7" (1.6 x 3.25)

### First Floor

#### Bedroom 1

9'4" x 16'4" (2.85 x 5.0)

#### Bathroom

8'2" x 10'7" (2.5 x 3.25)

### Second Floor

#### Bedroom 2

8'10" x 16'4" (2.7 x 5.0)

#### Bedroom 3

8'10" x 13'1" (2.7 x 4.0)

### Lower Ground Floor

#### Cellar

12'1" x 16'4" (3.7 x 5.0)

### External

Front Garden

### Directions

Please use HX2 9AH for satnav

### 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 Ltd**  
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Lounge  
3700 x 5000

K  
1600 x 3250

B2  
2700 x 5000

B3  
2700 x 4000

B1  
2850 x 5000

Bath  
2500 x 3250

Cellar  
3700 x 5000

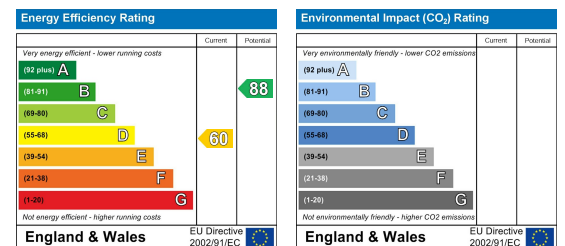
**HX29AH**  
Internal - 107m<sup>2</sup>

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



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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