

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 8 Harley Head Avenue

Lightcliffe, Halifax, HX3 8FD

Offers over £400,000



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## Ground Floor -

### Entrance Hallway

Enter the property through the composite front door into a spacious entrance hallway, tastefully adorned with coir matting followed by luxury wood effect laminate flooring. There is access into the lounge, the office, the ground floor WC and the kitchen/diner. Ascend the stairs, adorned with a grey carpet, to reach the first-floor accommodation.

### Living Room

A well-appointed living room featuring a neutral carpet and a PVCu window that overlooks the front garden.

### Open Plan Kitchen/Diner

Moving through to the heart of this home is this contemporary luxurious kitchen. The space continues to uphold the high, modern aesthetic throughout, boasting matte light grey matching wall and base units, a wood effect laminate work surface, and a 1.5 stainless steel sink and drainer. Integrated appliances comprise of a electric hob, an electric oven, an extractor fan, a washing machine, a dishwasher and a fridge freezer. The space is flooded with light from the PVCu window and the stylish Bi-fold doors that open out onto the rear garden perfect for entertaining on warm summer evenings. For added convenience, the Bi-fold door is fitted with a remote operated electric roller blind.

### Ground Floor WC

A ground-floor WC adorned with tiled flooring comprising of a wash basin set in a white gloss base unit and a WC.

### Second Reception Room (Office)

A generously proportioned second reception room, currently serving as an office. This versatile space can easily be transformed into a playroom or a snug, offering a cozy retreat for the whole family to enjoy.

## First Floor -

## Landing

Carpeted stairs rise from the first-floor accommodation to the landing, providing access to all the bedrooms and the house bathroom. The landing also offers access to a partially boarded loft via a manually operated ladder. Additionally, there is the added benefit of an airing cupboard for extra storage.

### Master Bedroom

An generously sized master bedroom featuring fitted wardrobes with sliding mirrored doors adding a touch of elegance. Enjoy access to the en-suite. There is a PVCu window to the front providing views over the front garden.

### En-Suite

A partially tiled en-suite comprising of a WC, a wash basin set in a wood effect base unit and a shower cubicle with a glass screen. There is a PVCu privacy window to the front elevation.

### Bedroom Two

A second double bedroom benefiting from fitted wardrobes with sliding mirrored doors and a PVCu window overlooking the rear garden.

### Bedroom Three

A third double bedroom set to the front of the property featuring a cream carpet and a PVCu window to the front elevation.

### Bedroom Four

A fourth double bedroom set to the rear of the property with a PVCu window allowing plenty of natural light to flow through.

### House Bathroom

A partially tiled house bathroom featuring a tile effect linoleum flooring, comprising of a WC, a wash basin set in a white gloss base unit and a bath with an overhead rain-head

shower and a glass screen. There is a PVCu privacy window to the rear.

### Exterior

Located down a private road shared with only a few other properties is 8 Harley Head Avenue. This home boasts immaculate curb appeal, featuring a tarmac driveway that provides off-road parking for two cars and leads to an attached single garage with an up-and-over door.

At the front, you'll find an attractive, well-manicured lawn with a feature shrub. The rear garden is equally pristine, offering a patio area and a lush lawn. Fully enclosed, the garden is adorned with mature trees and shrubs, creating a private and tranquil outdoor space.

### Mortgages

We recommend Chris Terry at Just Mortgages, on hand to discuss all of your mortgage and protection needs. Chris is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

### Disclaimer

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 WHATSOEVER IN RELATION TO THIS PROPERTY.



## Road Map



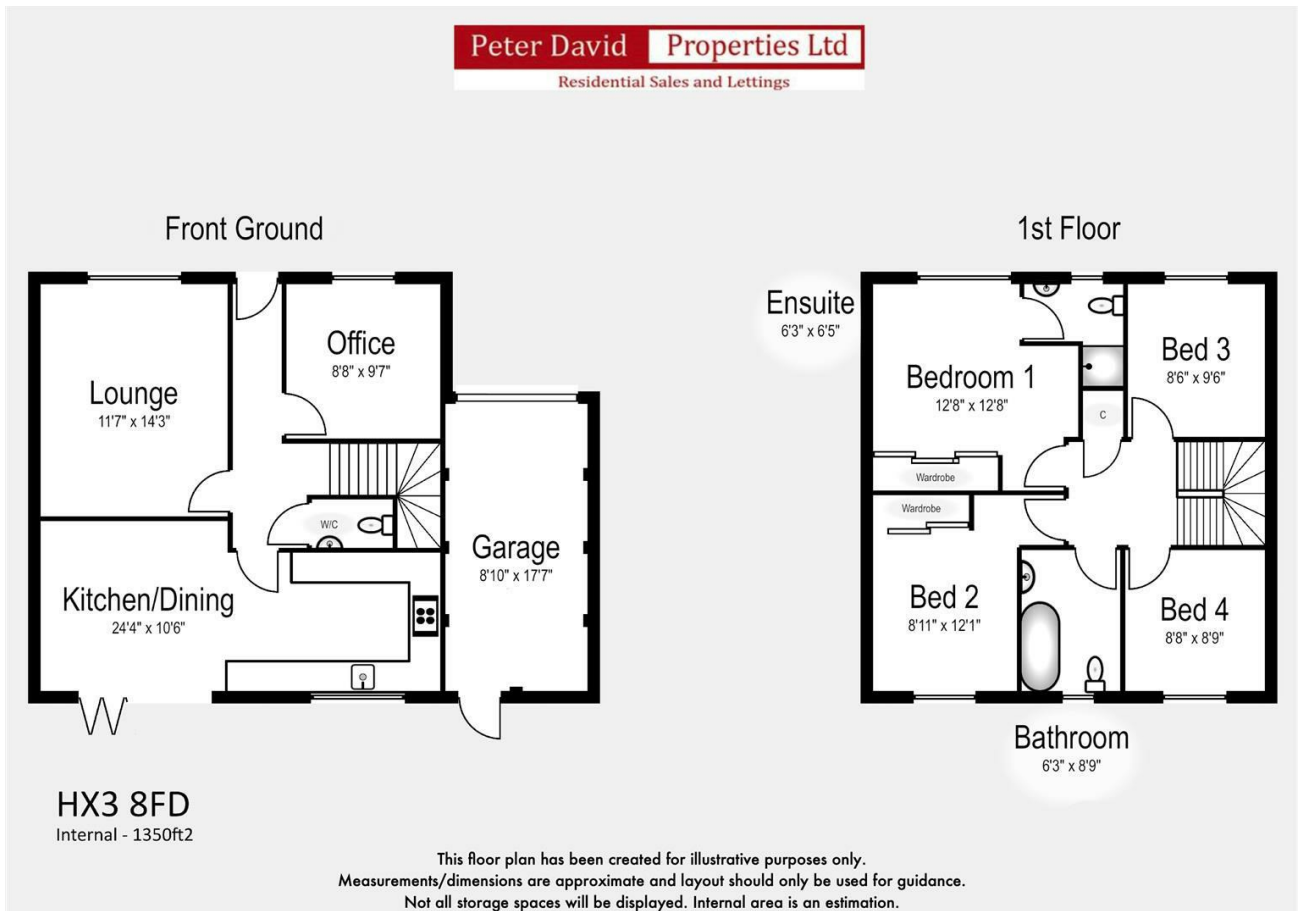
## Hybrid Map



## Terrain Map



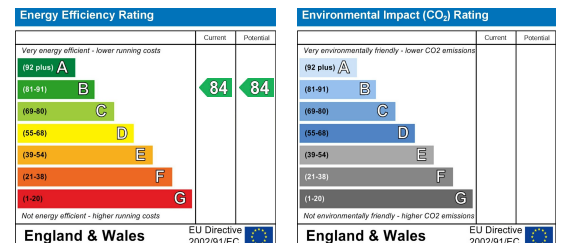
## Floor Plan



## Viewing

Please contact us on 01484 817299 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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