Peter David Properties Ltd

Residential Sales and Lettings



16 St. Matthews Drive

Halifax, HX3 7EL

Offers Over £255,000

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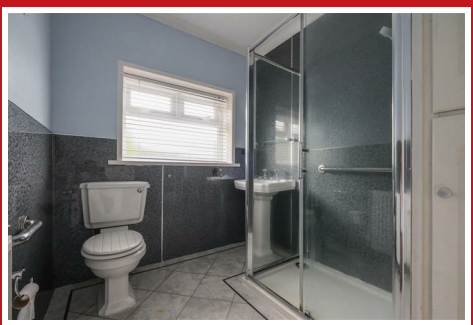


16 St. Matthews Drive

Northowram, Halifax, HX3 7EL

Offers Over £255,000





Nestled in the charming village of Northowram, Halifax, this delightful three-bedroom semi-detached house on St. Matthews Drive offers a wonderful opportunity for both growing families and first-time buyers. Situated at the end of a peaceful cul-de-sac, the property boasts well-sized rooms that provide ample space for comfortable living.

As you enter, you will find two inviting reception rooms, perfect for entertaining guests or enjoying family time. The kitchen provides a perfect space to prepare meals and overlooks the rear garden. The three bedrooms are well proportioned, ensuring that everyone has their own sanctuary to retreat to at the end of the day.

The property features a well-maintained garden both at the front and rear, providing a lovely outdoor space for children to play or for hosting summer barbecues. Additionally, there is a garage and parking available for one vehicle, adding to the convenience of this home.

Located close to local schools, amenities, and transport links, this residence is ideal for those seeking a long-term family home in a friendly community. With no onward chain, you can move in without delay and start making memories in this lovely house. Don't miss the chance to put your own stamp on this spacious property in a highly sought-after area.

Entrance Hallway

Leading in from the front of the home, the entrance hall provides a generous space on entry with understairs storage space and French doors leading out onto the front garden.

Living Room

A well sized living room with views over the front garden, the focal point is an electric fireplace and floral wall paper provides added interest. Natural light floods the space with it being open plan into the dining room.

Dining Room

Overlooking the rear of the home, the dining room continues from the living room with a light brown colour scheme and grey carpet.

Kitchen

With marble effect worktops and wooden base and wall units, the kitchen overlooks the rear of the home and has an external door to the side of the property. An under stairs storage cupboard houses the boiler and there is a cooker with hob, stainless steel sink and drainer. There is also plumbing for a dishwasher and washing machine.

Bedroom One

A double bedroom overlooking the front of the home.

Bedroom Two

A double bedroom to the rear aspect.

Bedroom Three

A well sized single bedroom overlooking the front gardens.

Bathroom

A tastefully tiled shower room with a large walk in shower, hand basin and w/c as well as additional built in storage space.

External

The property is set at the end of a cul-de-sac with a garage for parking or storage space. A pathway leads down to the rear garden and down the side of the property with a landscaped garden and patio area featuring mature trees and border plants. The front garden has a patio and gravelled courtyard with mature trees and benefits from being in an elevated, private position.

Directions

For Satnav please use the postcode HX3 7EL

Viewings
Viewings are strictly by appointment only. Please contact Peter David Properties.

Mortgages
We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if you would like to arrange an appointment contact us today.

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 + VAT (£30 total) 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.
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



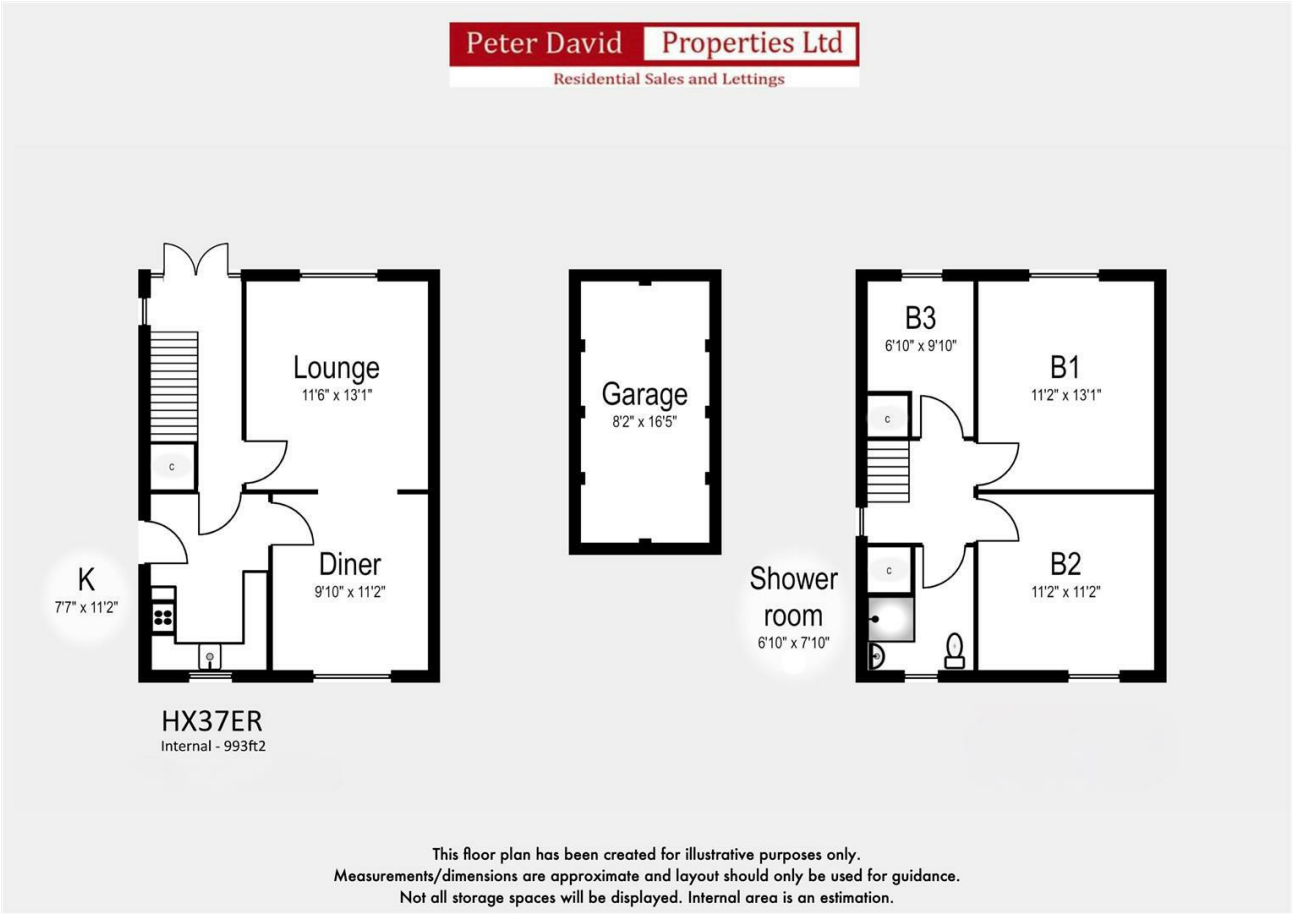
Hybrid Map



Terrain Map



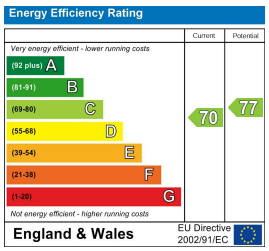
Floor Plan

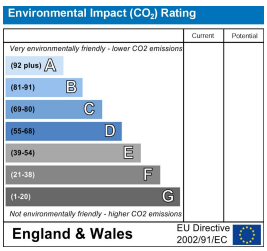


Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph





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