



## 28 East Street

Halifax, HX3 8UJ

**£225,000**



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Lightcliffe, Halifax, HX3 8UJ

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Nestled in the charming area of Lightcliffe, this delightful end terrace house offers a perfect blend of comfort and style. With two generously sized double bedrooms, this home is ideal for couples, small families, or those seeking extra space. The property boasts a welcoming living room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests.

One of the standout features of this residence is its lovely private garden, which enjoys a south-facing aspect. This outdoor space is a true haven, featuring a well-maintained decked terrace that is perfect for al fresco dining or enjoying a morning coffee in the sun. The mature lawns and border plants add a touch of greenery, creating a serene environment for outdoor activities or simply unwinding after a long day.

Convenience is key, and this property does not disappoint. It includes off-road parking with a driveway and a garage, ensuring that you will never have to worry about finding a space for your vehicles. The location is equally appealing, situated on a popular residential street that is close to local amenities and excellent transport links being in easy reach of the M62 network leading to Leeds and Manchester, as well as Brighouse and Halifax train stations, making it easy to access everything you need.

Tastefully decorated throughout, this home is ready for new owners to move in and enjoy. With its spacious layout, beautiful garden, and prime location, this end terrace house is a wonderful opportunity for anyone looking to settle in a vibrant community.

Don't miss the chance to make this charming property your new home.

## **Lounge**

Well presented lounge, with a decorative open chimney feature, French doors leading out to a well maintained enclosed garden.

## **Kitchen/ Dining Room**

Well appointed kitchen with a range of white wall and base units, complemented by dark work tops and white tiled splash backs. Electric oven with gas hob and extractor over. Integrated appliances comprising of dishwasher, washing machine, fridge and freezer. Tiled floor and part tiled walls, window to the rear elevation.

## **Landing**

With a window overlooking the side aspect and leading onto the bedrooms and bathroom.

## **Master Bedroom**

Double bedroom complemented by fitted wardrobes, two window to the front elevation.

## **Bedroom Two**

Double bedroom, window to the rear elevation.

## **Bathroom**

A three piece Bagnodesign bathroom with high quality fittings and under floor heating. The white bathroom suite features a WC, hand basin and bath with shower over.

## **External**

To the rear of the property is a private garden comprising a decked terrace area and mature lawns with border plants and fencing to the borders. With a

southerly aspect this provides the perfect space to relax and unwind on sunny days. To the front of the home are two driveways providing ample off road parking, one of which leads to the garage to the side of the home. There is also an EV charger for electric vehicles installed.

### Directions

For Satnav please use the postcode HX3 8UJ

### 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.

### 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 WHATEVER IN RELATION TO THIS PROPERTY.



## Road Map



## Hybrid Map



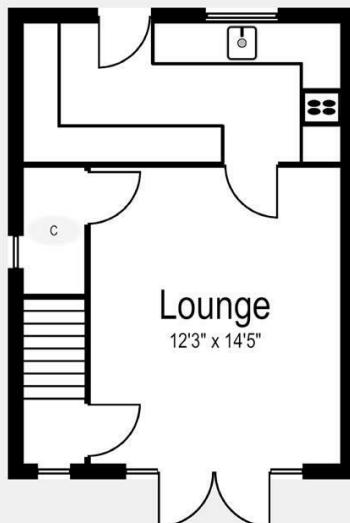
## Terrain Map



## Floor Plan

Peter David Properties

Front Ground



1st Floor



HX3 8UJ

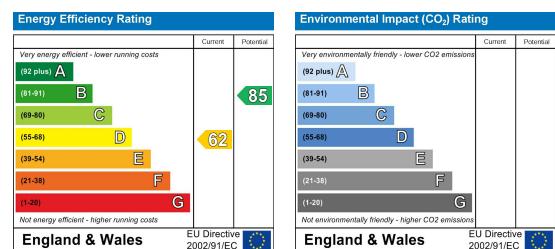
Internal - 796ft2

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 01484 719191 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.