



73 Fairfax Crescent

Halifax, HX3 9SQ

£229,000



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Nestled in the charming Fairfax Crescent of Southowram, Halifax, this delightful semi-detached house presents an excellent opportunity for families seeking a spacious and comfortable home. Boasting three generously sized double bedrooms, this property is perfect for those who value space and versatility.

Upon entering, you are welcomed into a modern kitchen diner that is both stylish and functional, ideal for family meals and entertaining guests. The lovely living room provides a warm and inviting atmosphere, while the orangery offers a serene space to relax, with stunning views over the garden and the picturesque countryside beyond.

The property also features a well-appointed bathroom and a convenient garage, complemented by a utility space that adds to the practicality of the home. With off road parking available, you will find ample space for family and visitors alike.

Situated in an ideal location, this home is in close proximity to local schools, making it perfect for families with children. Additionally, the nearby open countryside offers a wonderful escape for outdoor enthusiasts and those who appreciate nature.

Offered for sale with no onward chain, this semi-detached house is ready for you to move in and make it your own. Don't miss the chance to secure this spacious family home in a sought-after area of Halifax.

*** This property is now sold subject to contract and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway. ***

Entrance Hallway

A spacious entrance hall leads into the home with understairs storage space.

Kitchen Diner

A modern kitchen diner with a breakfast bar adding practicality to the space. The room benefits from a new washing machine, integrated fridge and freezer as well as a stove oven and hob. With cream base and wall units there is ample storage space and there are lovely views out over the front garden.

Living Room

Overlooking the rear of the property the living room is a white and neutral colour scheme with windows overlooking the side of the home and patio doors opening into the orangery making the most of the views beyond. An electric fireplace provides the focal point.

Orangery

With views over the rear garden and surrounding landscape, the orangery provides a lovely vantage point to admire the stunning scenery. There is also access outside into the garden.

Bedroom One

A double bedroom overlooking the rear aspect with fitted wardrobes and stunning views over the surrounding landscape.

Bedroom Two

A double bedroom to the front of the home with plenty of floorspace for bedroom furniture.

Bedroom Three

A second floor bedroom with a Velux window allowing plenty of natural light and access to eaves storage.

Bathroom

A four-piece bathroom suite with a walk in shower, bath tub, hand basin, w/c and heated towel rail which is tastefully tiled throughout.

Garage

With an electric door to the front of the home and access through to the rear garden, the garage is ideal for parking and storage space and has electric and water supply for utilities.

External

To the front of the home is a landscaped garden with mature boarder plants and a gravelled and paved patio. At the rear is a patio area overlooking the fields beyond.

Directions

For Satnav please use the postcode HX3 9SQ

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



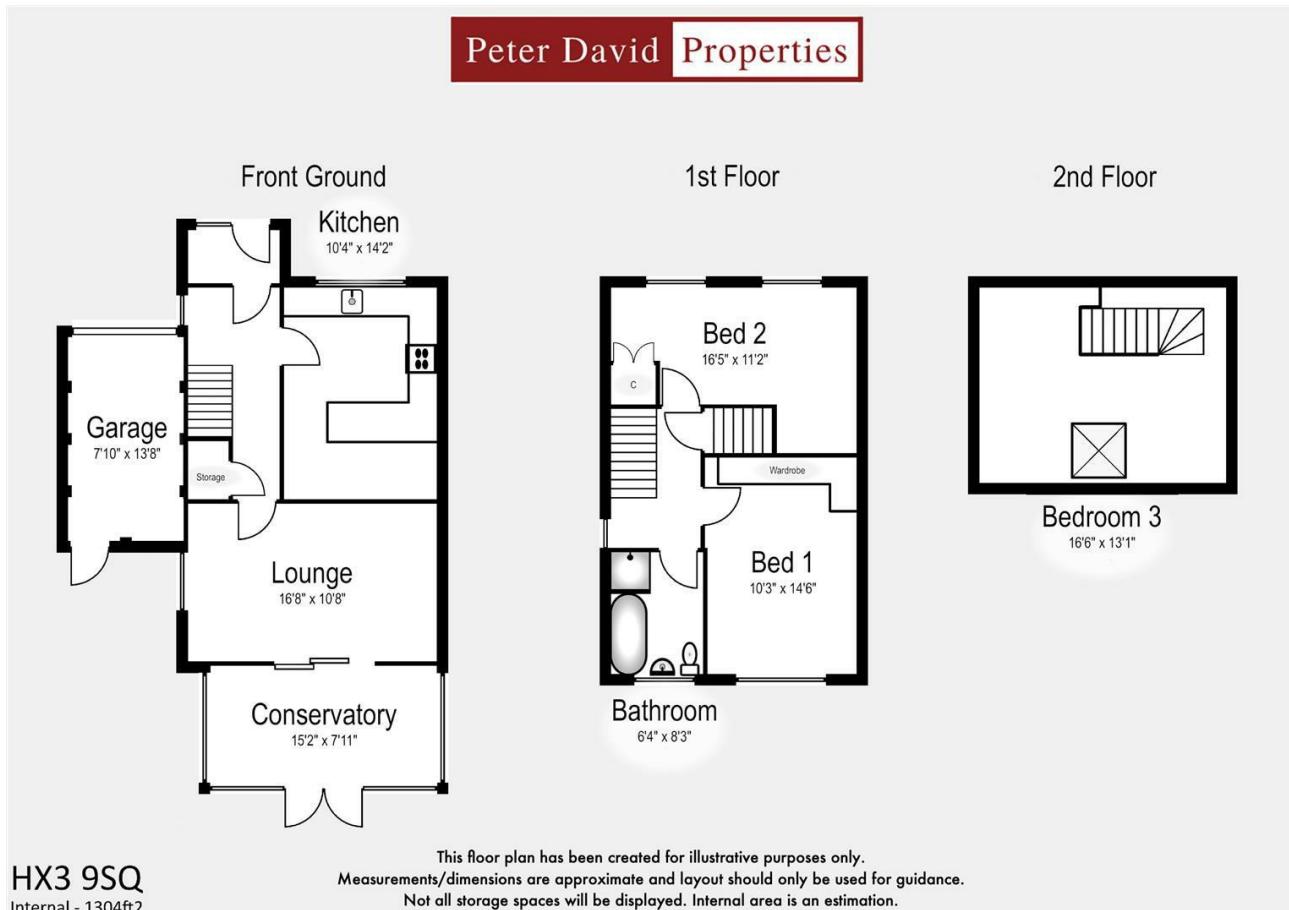
Hybrid Map



Terrain Map



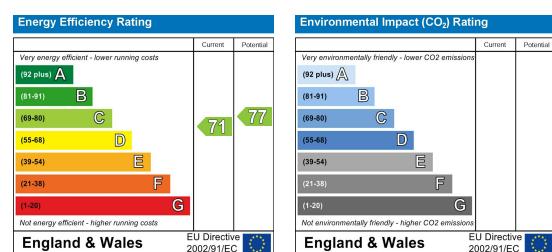
Floor Plan



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.