

# Peter David

# Properties Ltd

Residential Sales and Lettings



## 76 The Drive

Halifax, HX3 8NJ

Offers Over £240,000



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Hipperholme, Halifax, HX3 8NJ

**Offers Over £240,000**



Nestled in the desirable area of The Drive, Halifax, this spacious three-bedroom semi-detached house presents an excellent opportunity for families and individuals alike. Set on a generous plot, the property boasts ample parking on the driveway, ensuring convenience for residents and guests. The well-maintained gardens to both the front and rear offer a delightful outdoor space, perfect for relaxation or entertaining.

This home has been cared for over the years and stands as a blank canvas, ready for new owners to infuse their personal style and make it their own. The interior layout is practical and inviting, providing a comfortable living environment for all. A semi open plan living space allows plenty of natural light to flood the space.

Situated in a sought-after location, the property is conveniently close to local schools and amenities, making it an ideal choice for families looking to settle in a community-oriented area. With no onward chain, this home is ready for immediate occupation, allowing for a smooth transition for the new owners.

In summary, this three-bedroom semi-detached house on The Drive is a fantastic opportunity to acquire a well-located and spacious family home, offering both potential and comfort in a thriving neighbourhood.

## **Entrance Hallway**

Leading in from the front of the home, the entrance hallway provides access into the living room and upstairs to the first floor accommodation.

## **Living Room**

Overlooking the front of the property with views over the garden, a feature fireplace provides the focal point and a light and neutral colour scheme provides a welcoming environment. The room is open plan to the dining area with natural light flooding the space from both sides.

## **Dining Room**

Open plan to the living room, the dining area overlooks the rear garden and has a doorway leading directly into the kitchen.

## **Kitchen**

The kitchen overlooks the rear of the home with an external door leading out to the garden. White base and wall units provide ample work surface and storage space with a pantry under the stairs providing valuable storage space. There is a free standing cooker, ridge freezer and a stainless steel sink and drainer. There is also space for a washing machine.

## **Bedroom One**

A well sized double bedroom to the front aspect with fitted wardrobes and a light neutral colour scheme in keeping with the home.

## **Bedroom Two**

A double bedroom to the rear aspect with built in storage space and green carpets.

## **Bedroom Three**

A well sized single bedroom overlooking the front of the home.

## **Bathroom**

With a walk in shower, hand basin and w/c, this shower room is fully tiled.

## **Garage**

Ideal for additional parking and storage space, the garage has an electrical supply for utilities.

## **External**

Set back from the road behind a large front lawn and driveway, the home has a garage to the rear and an enclosed rear garden with a lawn and border plants.

## Directions

For Satnav please use the postcode HX3 8NJ

## 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

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**HX38NJ**  
Internal - 1018ft<sup>2</sup>

**Garage**  
8'6" x 18'1"

**B1**  
11'10" x 13'1"

**B2**  
11'10" x 10'6"

**B3**  
7'5" x 9'5"

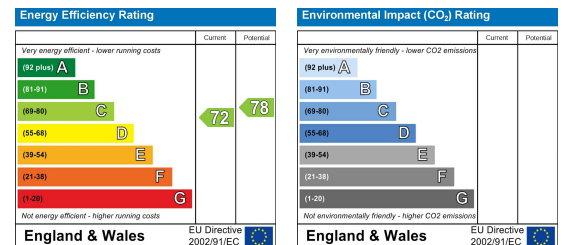
**Shower room**  
7'5" x 5'7"

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



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