Peter David Properties Ltd

Residential Sales and Lettings



Merville St. Giles Road

Halifax, HX3 8BN

£625,000

4 2 3 D





Merville St. Giles Road

Lightcliffe, Halifax, HX3 8BN

£625,000





Nestled on St. Giles Road in Halifax, this splendid four-bedroom detached house offers a perfect blend of comfort and modern living. Set within a generous plot, the property boasts a large driveway and a garage, providing ample parking, and the beautifully landscaped gardens create a serene outdoor space, ideal for relaxation and family gatherings.

Inside, the home features three spacious reception rooms, allowing for versatile living arrangements that cater to the needs of the entire family. The newly fitted kitchen and bathrooms ensure that the property is both stylish and functional, making it a delightful place to call home.

The location is particularly advantageous, as it is conveniently close to local amenities while also offering stunning views over the surrounding countryside. This combination of accessibility and natural beauty makes it an ideal setting for family life.

With its generous space and modern updates, this property is a must-see. We highly recommend scheduling a viewing to fully appreciate all that this charming home has to offer.

Entrance Hall

Living Room

A well sized living space with dual aspect windows over the front and side of the home providing views over the surrounding landscape and the gardens. A gas fire provides the focal point and character features such as pictures rails and a ceiling rose add points of interest. A chandelier and wall mounted lighting perfectly illuminate the space.

Lounge

Overlooking the rear and side of the home, this second reception room provides a homely space to relax with a dual fuel stove and French doors overlooking the gardens. A grey and purple colour scheme adds warmth to the space.

Dining Room

Currently utilised as a home gym, the dining room overlooks the front and side of the home with a wooden feature fireplace and a light green colour scheme.

Kitchen Diner

An extended kitchen which has been fully renovated with built in oak charcoal grey units and granite worktops and splashbacks. There is a double oven, 5 ring gas hob, dishwasher, fridge and freezer as well as ample cupboard space. Velux windows allow plenty of natural light and wooden panelling brings the space perfectly up to date.

W/C Utility

A utility room with space for a washing machine and access to the downstairs w/c with and toilet and handbasin.

Master Bedroom

A spacious double bedroom overlooking the gardens with fully fitted wardrobes and access to the en-suite. Laminate flooring and a grey colour scheme are complimented by the feature wall with a blue and gold colour scheme.

En-Suite

With a hand basin, w/c, corner shower and heated towel rail as well as storage units.

Bedroom Two

A double bedroom overlooking fields to the front of the home with laminate flooring and a bank of wardrobes.

Bedroom Three

A third double bedroom with a warm and earthy neutral colour scheme and laminate flooring

Bedroom Four

Currently used as a home office, this well sized single room would also be ideal as a child's bedroom.

Bathroom
A spacious bathroom suite with his and hers sinks, w/c and a feature free standing bath tub. A black and white colour scheme adds drama to the space.

Loft
Ideal for additional storage.

External
The property has a gated driveway leading up to the garage providing space for multiple vehicles. Well maintained landscaped gardens create a lovely outdoor area with lawns and border plants, mature trees and a paved patio area.

Directions
For Satnav please use the postcode HX3 8BN

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



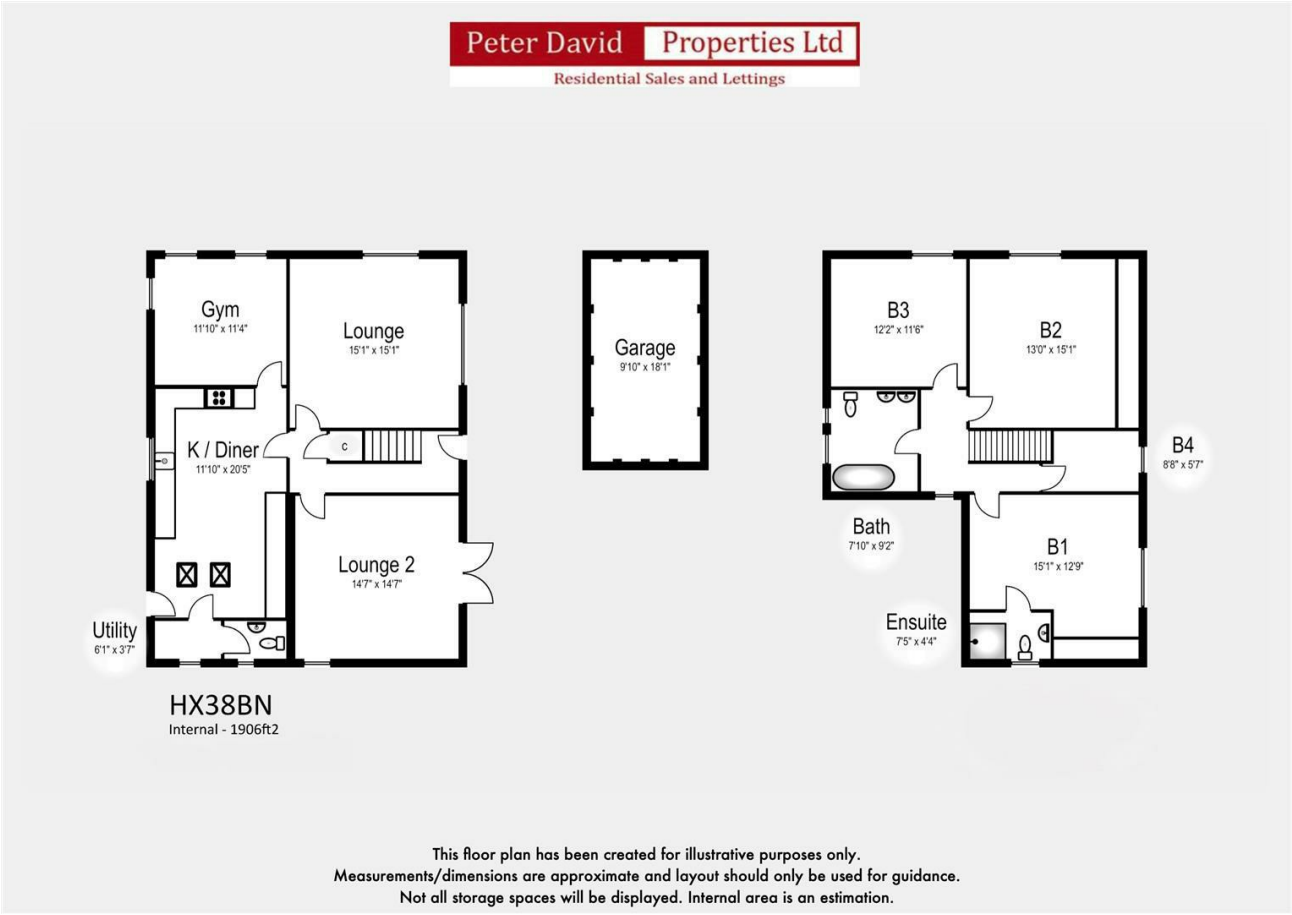
Hybrid Map



Terrain Map



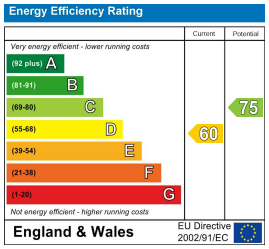
Floor Plan

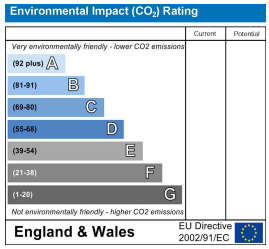


Viewing

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.