Peter David Properties Ltd

Residential Sales and Lettings



# 2 Grange Heights

Halifax, HX3 9RL

**£325,000**

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# 2 Grange Heights

Southowram, Halifax, HX3 9RL

## £325,000







Nestled in the desirable area of Grange Heights, Halifax, this charming detached house presents an excellent opportunity for families seeking a comfortable and well-appointed home. The property has been meticulously maintained and is ready for you to move in.

The house boasts three well presented bedrooms, providing ample space for family living. The thoughtfully designed layout includes a spacious reception room that invites natural light, creating a warm and welcoming atmosphere. The open plan kitchen diner is perfect for family meals and entertaining, while the adjoining conservatory offers a delightful space to relax and enjoy views of the garden.

The property features a south-facing garden, ideal for outdoor activities and summer gatherings. Additionally, the garage and driveway provide convenient parking for up to two vehicles, ensuring ease of access.

Situated in a sought-after location, this home is conveniently close to local schools and amenities, making it an ideal choice for families. Furthermore, the nearby countryside walks offer a wonderful opportunity to explore the natural beauty of the area.

We highly recommend viewing this delightful property to fully appreciate its charm and potential. Don't miss the chance to make this lovely house your new family home.

### Entrance Hall

Leading in from the front of the home, the entrance porch provides access to the living room and upstairs to the first floor accommodation. With space for coats and shoes on arrival, there is a window to the side aspect allowing a welcoming entrance.

### Living Room

A spacious living room overlooking the front of the home with a bay window allowing plenty of natural light. Wall mounted lighting and a feature fireplace provide the focal points and wood laminate flooring and white walls provide an airy and homely feel to the space. There is also an understairs storage cupboard.

### Kitchen Diner

Semi open plan to the living room, the kitchen diner continues with wood laminate flooring and a white colour scheme. Overlooking the rear of the home, the dining area has a breakfast bar and space for a dining table. The kitchen has white base and wall units providing ample storage space and brass fixtures and fittings. With space for a fridge freezer, washing machine and dishwasher, the kitchen also has an oven and gas hob with a sink and drainer. Ceiling spotlights and decorative shelving add a homely touch and there is access into the conservatory.

### Conservatory

Overlooking the rear garden with a southerly aspect, the conservatory has an external door leading outside, window blinds and power sockets in the wall.

### Bedroom One

A double bedroom overlooking the front aspect with built in wardrobes providing storage space. Well presented in keeping with the home, the bedroom has a white colour scheme and grey carpet.

### Bedroom Two

A second double bedroom overlooking the rear of the home with light grey carpet and a neutral colour scheme.

### Bedroom Three

A well sized single bedroom to the front aspect continuing the same colour scheme.

### Bathroom

A fully tiled bathroom suite with a bathtub and rainfall shower, hand basin with integrated storage, w/c and heated towel rail.

### Garage

A detached single garage provides parking and storage space with an up and over door.

### External

Set back behind a front lawn, there is a driveway to the side of the home leading to the garage. At the rear is a patio and lawn with a south facing private garden space.

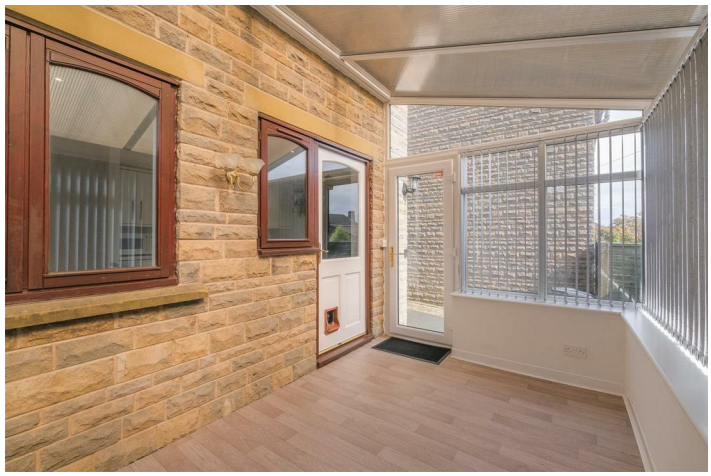
## Directions
For Satnav please use the postcode HX3 9RL

## 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



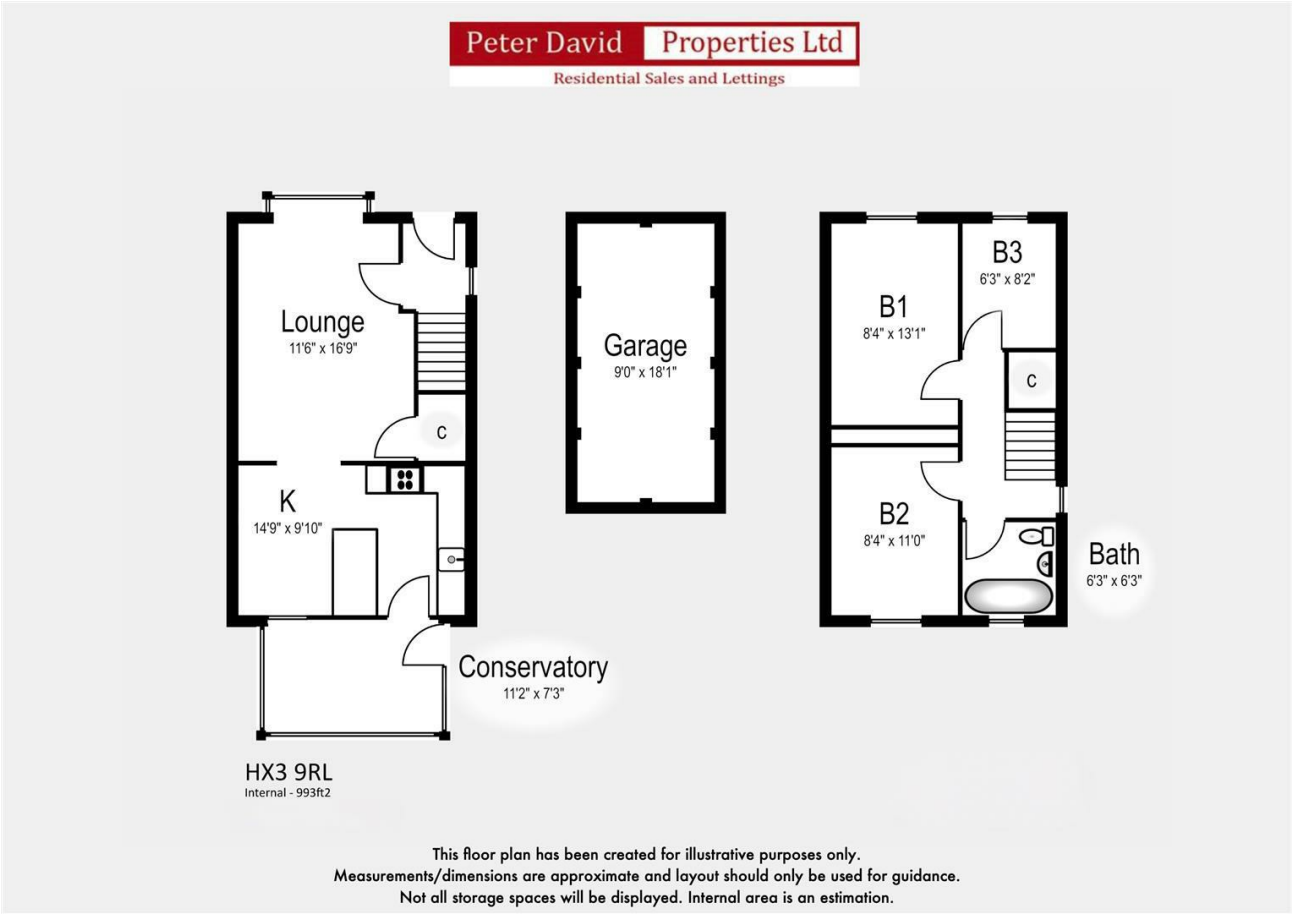

## Hybrid Map




## Terrain Map



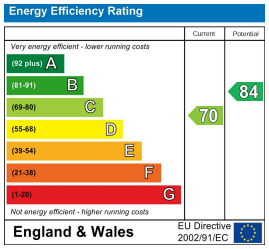

## Floor Plan

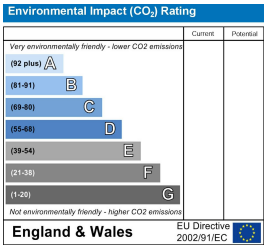



## Viewing

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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