



Syke Lane, Lightcliffe, HX3 8SY
£245,000

E&H Holmes
ESTATE AGENTS

A tastefully presented, two bedroom, period property in the highly desirable area of Lightcliffe. Having both spacious lounge and dining kitchen, two double bedrooms and a stylish house bathroom, along with driveway parking and a low maintenance rear garden, this 'turn key' ready house will make a fantastic home for a professional person/couple.

The accommodation, in brief, comprises: Inner hall, lounge and dining kitchen with access to the cellar on the ground floor. To the first floor are two bedrooms and the house bathroom. To the rear of the property is a low maintenance patio garden and a block paved driveway to the front.



Inner Hall

Radiator.

Lounge 12'2" x 17'1" (3.722 x 5.223)

Gas fire. Radiator. UPVC double glazed French doors to rear elevation. UPVC double glazed window to rear elevation.

Dining Kitchen 12'6" x 13'8" (3.833 x 4.183)

Fitted kitchen with wall and base units. Stainless steel one and a half bowl sink. Tiled splash backs. Dual fuel Range cooker (by separate negotiation). Plumbing for washing machine. Integrated dishwasher. Integrated microwave. Radiator. Access to cellar. Composite door to front elevation. UPVC double glazed window to front elevation.

Landing

Stairs leading from entrance hall. Loft access via pull down ladder. Radiator. UPVC double glazed window to front elevation.

Bedroom One 13'5" x 10'11" (4.105 x 3.352)

Feature fireplace. Radiator. UPVC double glazed window to rear elevation.

Bedroom Two 11'4" x 11'0" (3.476 x 3.373)

Feature fireplace. Radiator. UPVC double glazed window to front elevation.

Bathroom

Wash hand basin. Low flush W.C. Bath with shower over. Chrome towel radiator. UPVC double glazed window to rear elevation.

Parking

Block paved driveway.

Rear Garden

Low maintenance patio garden.

Council Tax Band

B

Location

To find the property, you can download a free app called

What3Words which every 3 metre square of the world has been given a unique combination of three words.

The three words designated to this property is:

hidden.tests.jolly

Disclaimer

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This is particularly important if you are contemplating travelling some distance to view the property. If there is any point which is of particular importance to you we will be pleased to check the information for you. We would strongly recommend that all the information which we provide about the property is verified by yourself on inspection and also by your conveyancer, especially where statements have been made to the effect that the information provided has not been verified.

We are not a member of a client money protection scheme.







