

# MARSH & MARSH PROPERTIES

*St Giles Road, Lightcliffe, HX3 8BG*

*Offers Over: £170,000*



Houses such as this rarely become available: This two bedroomed, stone built, terraced, property, situated on a quiet road, tucked away from St Giles Road, is the perfect property for any young couple, first time buyer or professional person looking for that special something. The property is also offered with the added advantage of NO CHAIN. From the moment you arrive you notice its attractive blue composite door that gives this property a charming kerb appeal and frontage. To the rear of the house is a private double sized garden with patio and lawned areas, offering the ideal place to sit out and relax.

Internally the property will continue to impress with its surprising amount of space on offer, all presented with a modern and eclectic design creating the opportunity for prospective buyers to move in with little work required. With its warm and welcoming living room, spacious, modern and bright dining kitchen, two good-sized bedrooms and house bathroom. The property also features a large bordered loft offering a fantastic amount of additional storage space.

*Brooke House, 7 Brooke Green, Hipperholme, Halifax, HX3 8ES*

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The property is located just a stone's throw from Hipperholme village tucked away in a quiet, yet well connected, area of Lightcliffe. There are fantastic transport connections with the M62 motorway being only a 10-minute drive away, providing quick access to the major cities of Leeds, Bradford and Manchester. The towns of Brighouse, Halifax and Huddersfield offer excellent regional rail links, including access to the Grand Central train service. There are also regular local bus services close to the property. It also benefits from the local amenities, shops and services, including parks, golf courses, doctors and dentists. The property is within the catchment area of good primary and secondary schools, all within walking distance.

Owing to the fantastic features on offer with this property, all with the added advantage of NO CHAIN, an appointment to view is essential in order to fully appreciate everything on offer.

From the front of the property a composite door opens into the

### HALLWAY

A welcoming hallway that features a wood laminate floor and central light fitting.

From the hallway a wooden door opens into the

### LIVING ROOM



The perfect place to sit back and relax in a welcoming setting; the living room creates the perfect communal space with plenty of room for a three piece suite along with additional furniture. With a wood laminate floor, central light fitting, uPVC double glazed windows, double radiator and television access point.



From the living room a wooden door opens into the

### DINING KITCHEN





stainless steel extractor hood, fitted fridge/freezer, wood laminate floor, single radiator and an inset 1 ½ stainless steel sink with stainless steel mixer tap.

From the hallway carpeted stairs lead up to the

### LANDING

With a carpeted floor and central light fitting.

From the landing a wooden door opens into



### BEDROOM 1



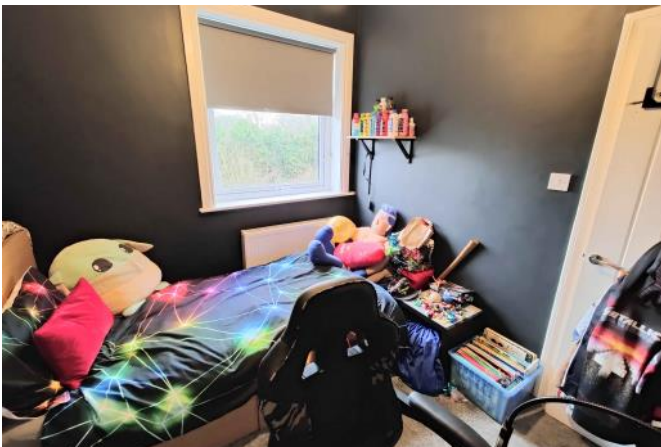
The true pièce de résistance of the property, this dining kitchen creates an open and spacious setting that will delight and impress anyone. The room is bathed in natural light owing to a large set of uPVC double glazed French doors and windows that overlook the large gardens to the rear, in addition to two Velux windows. The room is also well illuminated via a central light fitting, wall mounted lights and under cupboard lighting. A set of laminated work surfaces to two walls, and extending into the centre, creates an ideal work space, all with over and under counter cupboards. To the far end of the room there is ample space for a family dining table and an under stairs cupboard offers a large amount of pantry storage space. With an integrated oven, integrated hob,



A spacious master bedroom that offers ample room for a double bed along with additional bedroom furniture. A fitted wardrobe to one side

offers plenty of additional storage space. With a carpeted floor, uPVC double glazed window to the front elevation, central light fitting, double radiator and loft access hatch.

## BEDROOM 2



A good sized second bedroom that again offers space for a double bed. With a carpeted floor, uPVC double glazed window to the rear elevation, double radiator and central light fitting.

## BATHROOM



A charming house bathroom that makes excellent use of the space on offer. With a panel bath, over bath shower, glass splash guard, close coupled toilet, pedestal washbasin, frosted uPVC double

glazed window to the rear elevation, tiled floor, tiled walls, stainless steel towel radiator, extractor fan and central light fitting.

From bedroom 1 a pull down loft ladder provides access to the

## LOFT

A boarded loft offering a fantastic amount of additional storage space.

## GARDENS



A double sized, spacious, private garden to the rear of the property, fully enclosed offering an ideal space for children and pets to play in a secure setting. The garden is enclosed by wooden

fence on all sides and features a large patio area, perfect for barbeques or sitting out and relaxing. A raised lawned area offers a charming addition to the garden to the rear corner.



## GENERAL



The property has the benefit of all mains services, gas, electric and water with the added benefit of uPVC double glazing, fitted alarm system and gas central heating.

## TO VIEW



Strictly by appointment, please telephone Marsh & Marsh Properties on 01422 648400.

## DIRECTIONS

From Hipperholme village centre, head towards Lightcliffe on Wakefield Road (A649) and continue for 0.4 miles. Shortly after The Lightcliffe Club, but before Lightcliffe Tea Rooms, turn left onto St Giles Road and continue for 150m. The property will be located down a small side road and can be identified by the blue door.

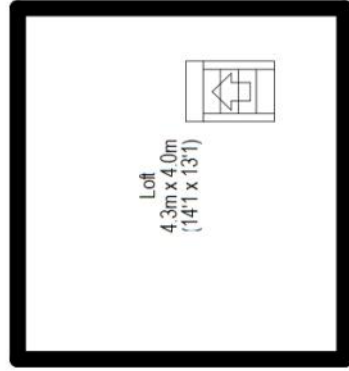
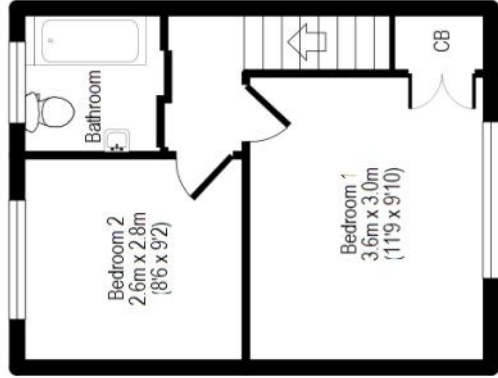
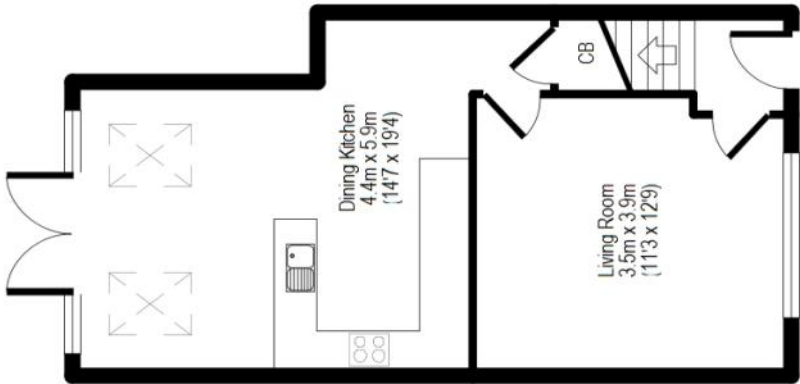
For sat nav users the postcode is: HX3 8BG

## MORTGAGE ADVICE

We have an associated independent mortgage and insurance advisor on hand to discuss your needs. Our advisor charges no fees, therefore reducing costs. If you are interested please give our office a call on 01422 648 400.

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**11 St Giles Road, Lightcliffe, HX3 8BG**



79 sq. m / 853 sq. ft

For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan. You or your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction as to the suitability of the property for your space requirements. All images and dimensions are not intended to form part any contract or warranty.

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