

MARSH & MARSH PROPERTIES

156 Wakefield Road, Lightcliffe, HX3 8TP

£370,000



This ideal, four bedroomed, family home is located in a highly sought after position in the Lightcliffe village. There is plenty on offer with this beautifully presented, end-terrace, home which features a beautiful frontage that will surely impress and delight. The property benefits from a fully enclosed and private garden, in a south facing orientation, that is a real sun trap; the ideal location to sit back and relax. With forecourt parking, to the rear, for four cars with additional storage space provided by the stone storage outbuilding. From the moment you arrive you can't fail to fall in love with this impressive home.

Internally the property is offered in a beautiful condition and, therefore, offers the ideal opportunity for someone to move in with little to no work required. The property features large rooms throughout with a modern and stylish décor. With its spacious family living room, open dining room, well-appointed kitchen, basement storage space, utility room, lower ground WC, four bedrooms over two floors and house bathroom.

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

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The property is situated in the heart of Lightcliffe, just a "stone's throw" from Hipperholme village and benefiting from the local amenities, shops and services; including parks, golf courses, doctors and dentists. 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 ample bus services running regularly close by.

Owing to the fantastic features on offer with this property, including the south facing garden, private parking and spacious internals, all presented in a beautiful condition, an appointment to view is essential.

From the front of the property an ornate wooden door, with transom window, opens into the

HALLWAY



A large and open entrance hallway that offers a charming reception to the property. The hall is an open space and features a wooden floor, single

radiator, central light fitting, cornice to ceiling and display rail.

From the hallway wooden doors open into the

LIVING ROOM



This large and spacious living room offers ample space for a three piece suite along with additional furniture. A large uPVC double glazed bay window overlooks the garden and bathes the whole room in natural light. An open fireplace, with granite hearth and wooden mantelpiece, creates an ideal central feature for the whole room. With a carpeted floor, central light fitting, cornice to ceiling, ceiling rose and a television access point.

DINING ROOM



A light, bright and vibrant dining room that creates the ideal family communal space or location to entertain. An opening that leads into the kitchen features a wooden work surface that extends into both rooms creating a breakfast bar and a fantastic and unique feature. A feature fireplace, with tiling and hearth and a slate mantelpiece, offers a charming central feature for the whole room. With a wooden floor, central light fitting, uPVC double glazed window to the rear elevation, alcove inset cupboards and a double radiator.

KITCHEN

The well-appointed kitchen provides a highly functional work space owing to the laminated

work surfaces to two walls, all with over or under counter cupboards and drawers. With a large range style cooker unit, extractor hood, uPVC double glazed window to the rear elevation, vinyl tile flooring, ceiling inset spotlights, central light fitting, under cupboard spotlights, fitted dishwasher, fitted fridge, boiling water tap and a 1 ½ sink with stainless steel mixer tap.



A wooden door opens into the

REAR PORCH

The rear porch offers access to the parking forecourt as well as offering a barrier from the external to the internal aspect. With a vinyl tile floor and central light fitting.

From the hallway carpeted stairs lead up to the

LANDING

With a carpeted floor, central light fitting, double radiator and a cornice to ceiling.

From the landing wooden doors open into

BEDROOM 1



A large and spacious master bedroom that offers a feature uPVC double glazed bay window, to the front elevation, overlooking the south facing gardens. The room benefits from a cast iron fireplace creating a charming feature. With a carpeted floor, central light fitting, cornice to

ceiling, picture rail and double radiator.

BEDROOM 2



A large second bedroom that also has a cast iron fireplace. With a uPVC double glazed window to the rear elevation, carpeted floor, central light fitting, cornice to ceiling, picture rail and double radiator.

BEDROOM 3



A good sized third bedroom that is currently utilised as a dressing room with numerous cupboards, that would also be ideal for a guest room, child's bedroom or work from home office space. With a uPVC double glazed window to the front elevation, carpeted floor, central light fitting,

cornice to ceiling, picture rail and double radiator.

wood laminate floor, beamed ceiling, double radiator and Velux window.

BATHROOM



An immaculately presented house bathroom that makes excellent use of the space on offer to create highly functional room. With a panel bath, over bath shower, glass splash guard, corner airing cupboard, pedestal washbasin, low flush toilet, patterned window (with privacy shutters), tiled walls, vinyl tile flooring, ceiling spotlights and a single radiator.

From the hallway a wooden door opens onto more carpeted stairs that lead up to the

UPPER LANDING

A well-presented upper landing that features a large amount of additional storage space owing to the numerous fitted cupboards. With a carpeted floor, central light fitting and Velux window.

From the upper landing a wooden door opens into

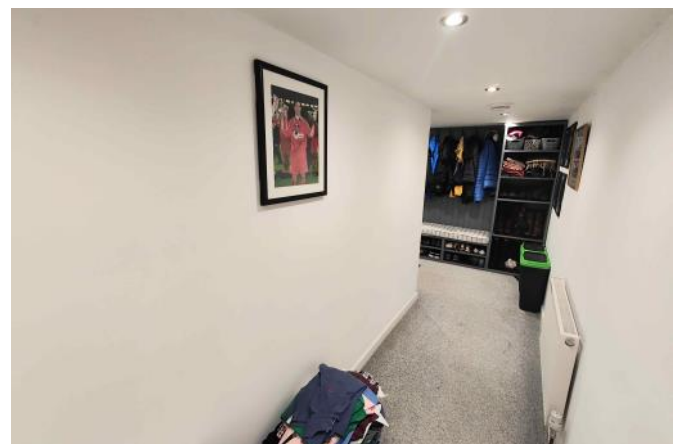
BEDROOM 4

A spacious fourth bedroom that offers ample space for a double bed along with additional bedroom furniture. The bedroom on the second floor is ideal for a teenager's bedroom. With a



From the hallway a series of carpeted stairs lead down to the

CELLAR



A beautifully presented, fully renovated and tanked cellar that offers a fantastic amount of additional storage space. With a carpeted floor, ceiling inset spotlights and single radiator.

To the rear of the cellar an opening leads into the

UTILITY ROOM



A fantastic addition to the property offering additional work space. The utility room features laminated work surfaces to two walls with tiled splashbacks. With plumbing for a washing machine, space for a freezer, over and under counter cupboards, wall mounted light fittings, vinyl floor and single radiator.

From the utility room a wooden door opens into the

WC

A useful addition to the property with a close coupled toilet, pedestal washbasin, vinyl floor and wall mounted light fitting.

GARDENS



At the front of the property is the south facing, private and fully enclosed lawned gardens; a

fantastic place to sit back and relax or have a barbeque. The garden features two brick paved patio areas, one to the edge of the property and one at the far end. A gate, at the far end, offers access to the pavement and a second gate opens onto a pathway leading to the rear parking forecourt.



PARKING

To the rear of the property is a large parking forecourt offering space for 4 cars with a gated entrance. The forecourt offers a stone outbuilding offering additional storage space that is also alarmed.



GENERAL

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

TO VIEW

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



LOCATION

What3words: ///dragon.dated.trees

Google Plus Code: P6F6+M97 Halifax

For sat nav users the postcode is: HX3 8TP

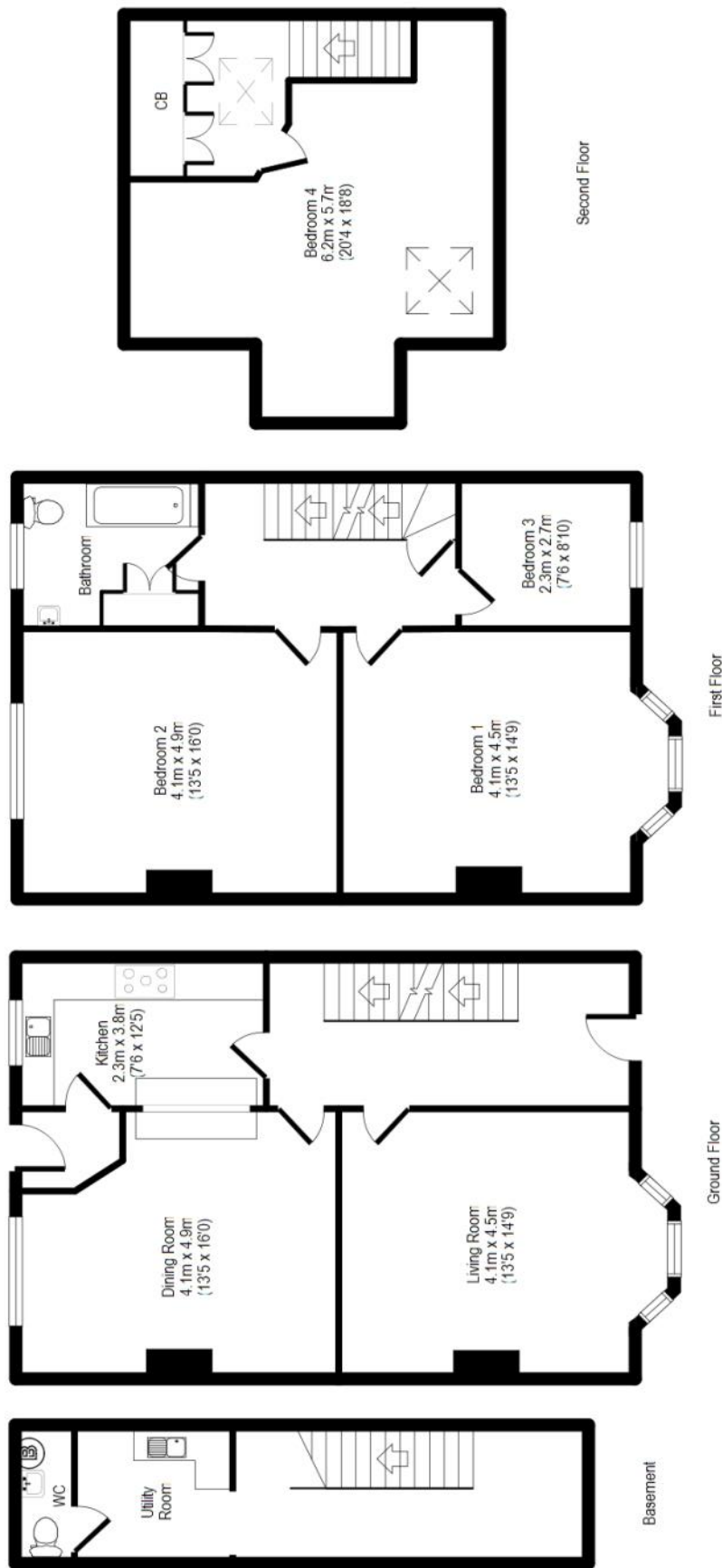


MORTGAGE ADVICE

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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APPROX GROSS INTERNAL FLOOR AREA: 172 sq. m / 1848 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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