

MARSH & MARSH PROPERTIES

1 Sunnycliffe, Lightcliffe, HX3 8BJ

OIRO: £275,000



Situated on a highly sought after street in Lightcliffe, nestled out of the way, is this sizable - and rather impressive - end-terrace property; offered with the added benefit of being NO CHAIN. A perfect property for any growing family, professional couple or anyone looking for that special “forever home”. As you approach the property you will immediately be impressed with its scope and size, benefitting from a brick paved driveway to the front elevation offering parking for a car. A lawned front garden and slate side garden offer a charming frontage and kerb appeal to the property, as well as the ideal place to sit out and relax.

As you step inside the property you will immediately notice the fantastic potential that this house presents. Being offered with a neutral style and décor throughout, feeling light and bright owing to the numerous dual aspects that bathe the whole house in natural light. Just step inside and you will immediately be impressed with its spacious living room, generous dining kitchen, three bedrooms, house bathroom, occasional lower ground floor bedroom (offering the ideal work from home office space), store room and utility room.

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk

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.

With so much on offer for an attractive asking price, in a sought after area and offered with the added advantage of being NO CHAIN, an internal inspection is essential.

From the front of the property a uPVC double glazed door opens into the

HALLWAY



A rather spacious entrance hallway that offers a welcoming reception as soon as you arrive; light and bright owing to the two uPVC double glazed windows to both side and transom window. With a carpeted floor, central light fitting and single radiator.

From the hallway a wooden door opens into the

LIVING ROOM

A spacious living room that offers ample space for a three piece suite along with additional furniture. The gas fireplace, on a granite hearth and with

wooden mantelpiece, creates the ideal central feature for the whole room. The uPVC double glazed bay window, to the side elevation, and uPVC double glazed window, to the front elevation, offers plenty of natural light. With a carpeted floor, central light fitting, cornice to ceiling, ceiling rose, double radiator and a television access point.



DINING KITCHEN



A rather sizable dining kitchen that features an "L" shape set of laminated work surfaces to two sides, all with over and under counter cupboards and drawers. The kitchen features plenty of room for a large dining table to one side and also features two uPVC double glazed windows to the front and

side elevations in addition to a uPVC double glazed door offering access to the side of the building. With an integrated hob, integrated oven, stainless steel extractor hood, omni-directional ceiling spotlights, cornice to ceiling, double radiator, vinyl tile flooring, splashback tiling, space for a fridge/freezer and an inset stainless steel sink with mixer tap.



From the hallway carpeted stairs lead up to the

LANDING

With a carpeted floor, fitted cupboards, central light fitting and cornice to ceiling.

From the landing wooden doors open into

BEDROOM 1



A large master bedroom offering ample space for a king sized bed along with additional furniture. The room, being dual aspect, has uPVC double glazed windows to the front and side elevations. It also benefits from a fitted cast-iron fireplace, creating a charming central feature, that also has an alcove inset washbasin and cupboards. With central chandelier light fitting, carpeted floors and single radiator.



BEDROOM 2



Another good sized bedroom, again offering space for a king sized bed along with additional furniture. The room also benefits from a cast-iron fireplace, dual aspect uPVC double glazed windows, as well as an alcove inset set of

wardrobes. With central chandelier light fitting, carpeted floors and single radiator.

BATHROOM



A well-laid out house bathroom that features a panel bath, pedestal washbasin, close coupled toilet, tiled floor, tiled splashbacks, central light fitting, stainless steel towel radiator, frosted uPVC double glazed window to the front elevation and extractor fan.

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

BEDROOM 3



The third bedroom is nestled on the upper floor

that offers striking views from its panoramic uPVC double glazed windows to the front elevation. This bedroom also features a cast-iron fireplace along with a carpeted floor, beamed ceiling, single radiator and central light fitting.



From the kitchen a wooden door opens onto stairs that lead down to a small cellar hallway with wooden doors that open into the

OCCASIONAL BEDROOM



A fantastic addition to the property that can be used as an occasional bedroom, work from home office, media room or even a gym. The room has plenty of space for a king sized bed and also offers access to the front elevation from its own

doorway. With a large feature solid stone fireplace, under stairs storage cupboard, carpeted floor, glass brick window to the side elevation, double radiator and ceiling inset spotlights.

UTILITY ROOM



A fantastic addition to the property offering ample additional work space. Featuring a tiled floor, ceiling inset spotlights, laminated work surface, power outlets, plumbing for a washing machine, space for a dryer and space for a large fridge or freezer.

STORE ROOM

An ideal place to store garden items, bikes etc. The store room houses the boiler for the property. With a central light fitting and stone floor.

GARDENS



To the front of the property, bisected by the entrance pathway, is the lawned garden, offering a charming frontage and enhancing the kerb appeal of the property. To the side elevation is a slate garden that borders steps that lead down to the doorway leading into the occasional bedroom.

PARKING

To the front of the property is a brick paved

driveway offering space for a car.



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: [///worth.orbit.arrive](https://www.what3words.com/#!/en/01422648400)

Google Plus Code: P5FW+8HH Halifax

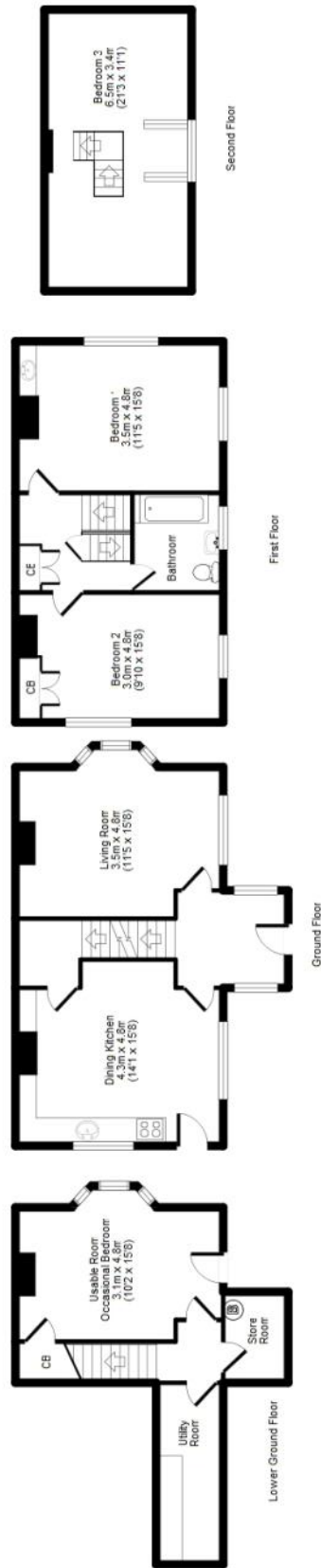
For sat nav users the postcode is: HX3 8BJ

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.

Whilst every endeavour is made to ensure the accuracy of the contents of the sales particulars, they are intended for guidance purposes only and do not in any way constitute part of a contract. No person within the company has authority to make or give any representation or warranty in respect of the property. Measurements given are approximate and are intended for illustrative purposes only. Any fixtures, fittings or equipment have not been tested. Purchasers are encouraged to satisfy themselves by inspection of the property to ascertain their accuracy.

1 Sunnycliffe, Lightcliffe, HX3 8BJ



For illustrative purposes only. Not to scale. Room dimensions are given as maximum distances. Floor Plan measurements are approximate and are for illustrative purposes only. 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 provided for illustrative purposes only. (c) Marsh & Marsh Properties

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

Tel: 01422 648 400

info@marshandmarsh.co.uk

www.marshandmarsh.co.uk