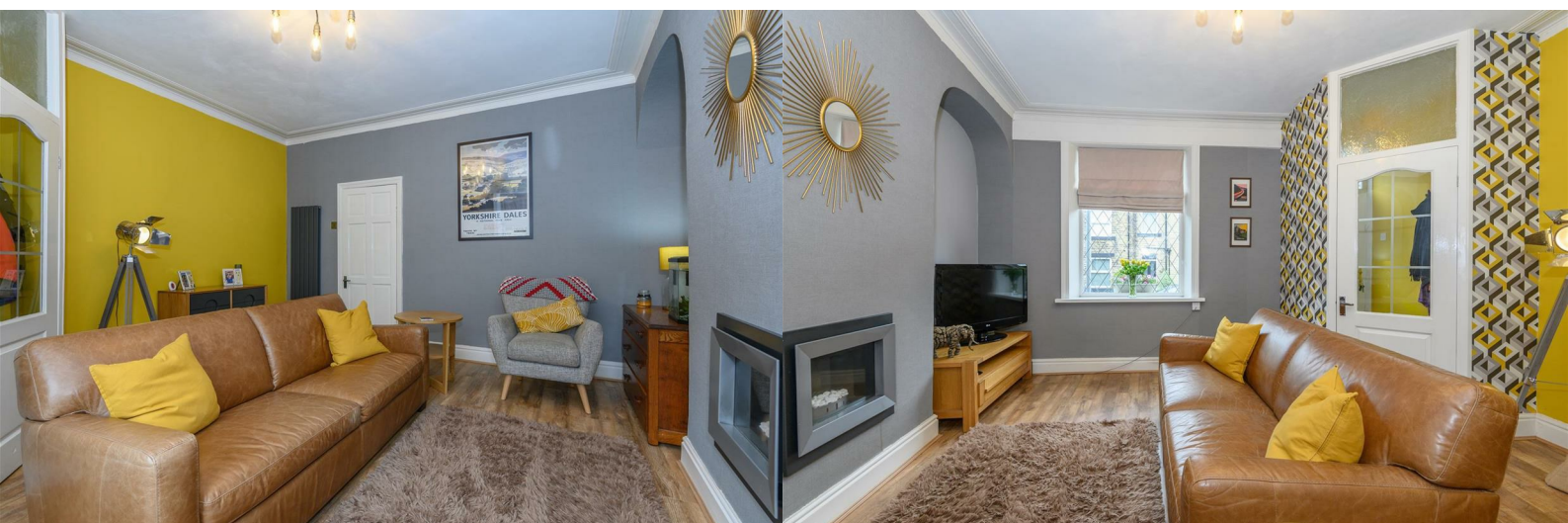




5 Ivy Terrace

Lightcliffe, Halifax, HX3 8BD

£169,950



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Located in the sought after area of Lightcliffe is this very well-presented two bedroom mid-terrace property, offered for sale in a convenient and well regarded area. The property has been fully modernised throughout by its current owners and is ready to move into. Benefitting from a new kitchen, bathroom and boiler.

The accommodation in brief comprises: an entrance lobby, a living room, a kitchen/diner, storage cupboard, house bathroom and two double bedrooms. Externally the property benefits from a private south facing yard to the rear and on-street parking.

Close to local amenities of Lightcliffe and good local schooling at both primary and secondary level, such as Lightcliffe C of E and Hipperholme Grammar School. A short distance to Hipperholme village and surrounding towns of Brighouse and Halifax. Excellent transport links via the M62 motorway network to Manchester and Leeds. Viewings are highly recommended- please contact SW Property to arrange a viewing!

Entrance Lobby

PVCu exterior door through to entrance lobby having internal half glazed door through to Lounge.

Lounge

14'8" x 14'3" (4.47 x 4.34)

A good-sized and homely living room with an electric fire within the chimney breast and arched alcoves. Feature wall paper. Newly fitted wooden-floor. Anthracite vertical radiator. Internal door through to the kitchen.

Kitchen

11'5" x 9'11" (3.48 x 3.02)

A newly fitted kitchen with cream gloss wall units and navy base unit, a stainless steel sink and drainer, complimentary worktops into splashback. An integrated electric oven and grill, electric hob with hooded extractor fan and metro tile splashback behind the oven carrying on to the side wall. Integrated fridge freezer and slimline dishwasher. Storage cupboard housing the boiler which is approximately two and a half years old. Rear PVCu double glazed window and exterior door leading out to rear garden.

First Floor

First Floor Landing

Having stairway from the kitchen up to the first floor, This good size landing with gas central heating radiator, rear PVCu double glazed window and loft access. Green decor with picture rail.

Bedroom 1

13'4" x 8'6" (4.06 x 2.59)

Well presented master bedroom with fitted wardrobes, gas central heating and front PVCu double glazed window.

Bedroom 2

12'1" x 9'1" (3.68 x 2.77)

Another well presented double room, with gas central heating radiator and rear PVCu double glazed window.

Bathroom

A house bathroom with a three piece suite of a shower cubicle, wc and handbasin into vanity unit. A chrome heated towel rail. Metro tiled walls and gothic vinyl flooring. Obscured window to the front and built in storage cupboards.

External

To the front of the property is a paved garden with stone wall boundaries, to the rear is an enclosed garden which is south facing being paved having a garden shed and outside tap. There is parking to the rear of the property.

Directions

For Satnav please use the postcode HX3 8BD.

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.

Viewings

Viewings are strictly by appointment only. Please contact SW Property.

Viewings

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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 SW PROPERTY 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

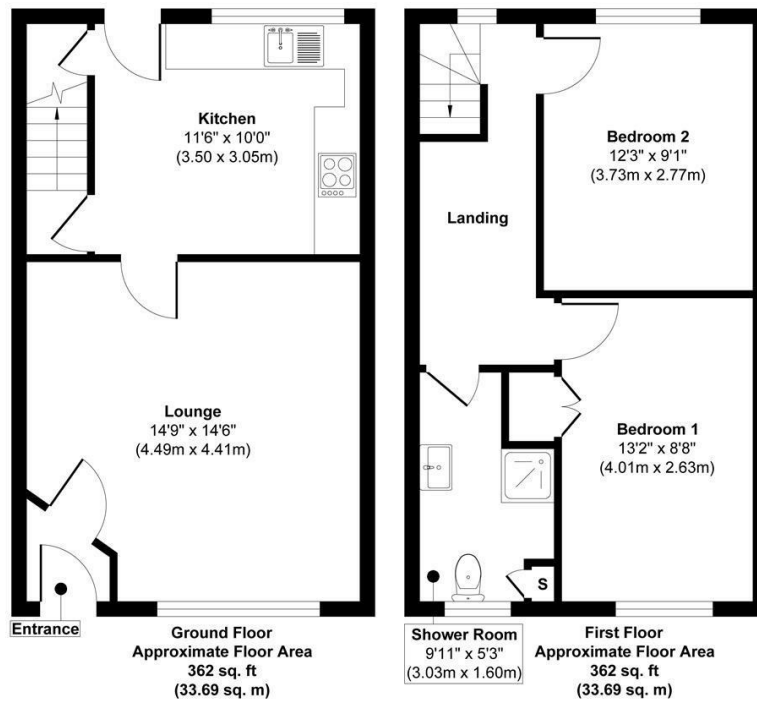


Terrain Map



Floor Plan

5 Ivy Terrace HX3 8BD



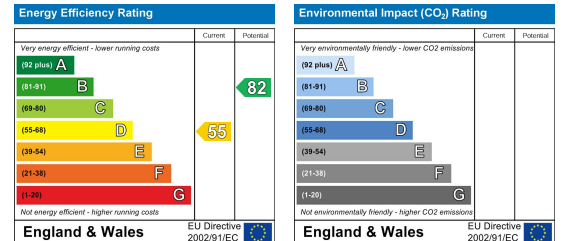
Approx. Gross Internal Floor Area 724 sq. ft / 67.38 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Viewing

Please contact us on 01422 415776 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.