



24 Bentley Avenue

Lightcliffe, Halifax, HX3 8UT

O.I.R.O £149,000



24 Bentley Avenue

Lightcliffe, Halifax, HX3 8UT

O.I.R.O £149,000



Welcome to Bentley Avenue, Lightcliffe - a charming two-bedroom semi-detached house that is sure to capture your heart! This lovely property boasts a spacious lounge and diner, perfect for entertaining guests or simply relaxing after a long day.

Situated in the desirable area of Lightcliffe, this home offers a spacious reception rooms, providing ample space for all your needs. The property features a driveway providing off road parking, and with gardens both to the front and rear, there is a lovely outdoor space to enjoy some fresh air.

Whether you are a first-time buyer looking to step onto the property ladder or an investor seeking a promising opportunity, this house ticks all the boxes. Don't miss out on the chance to make this house your home sweet home in the beautiful surroundings of Lightcliffe.

Internal accommodation comprises an entrance hallway, open living dining room, kitchen, two bedrooms, a bathroom and a separate W/C and a useful outbuilding for storage.

**** This property is now sold to subject and viewings have ceased. The vendor will not consider other offers whilst conveyancing is underway. ****

Hallway

A well sized entrance hall leading into the living room and kitchen and providing under-stairs storage space.

Living Dining Room

A generous sized open living / dining room. Fitted with carpets and neutral décor.

Kitchen

The kitchen is fitted with white wall and base units, complementary worktops, and tile splashback. An inset stainless steel sink and drainer, and an oven, hob and hooded extractor fan. A serving hatch leads through into the dining area and there is a storage area.

Bedroom One

A spacious double bedroom overlooking the front of the home with two windows providing ample natural light. There are fitted wardrobes providing storage space.

Bedroom Two

A double bedroom to the rear of the property overlooking the garden with a storage cupboard.

Bathroom

With a bath tub, over bath shower, shower screen and heated towel rail, as well as a sink. The bathroom is tiled.

W/C

A separate w/c next to the bathroom.

Outbuilding

Attached to the rear of the property is an outbuilding providing storage space and further potential for development.

Outdoor Store Room

Accessed next to the kitchen door, this storage space is ideal for storing garden furniture and BBQ's for example.

External

There are lawned gardens to the front and rear and a driveway extending to the side of the home.

Directions

For Satnav please use the postcode HX3 8UT

Viewings

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

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.

DISCLAIMER

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.

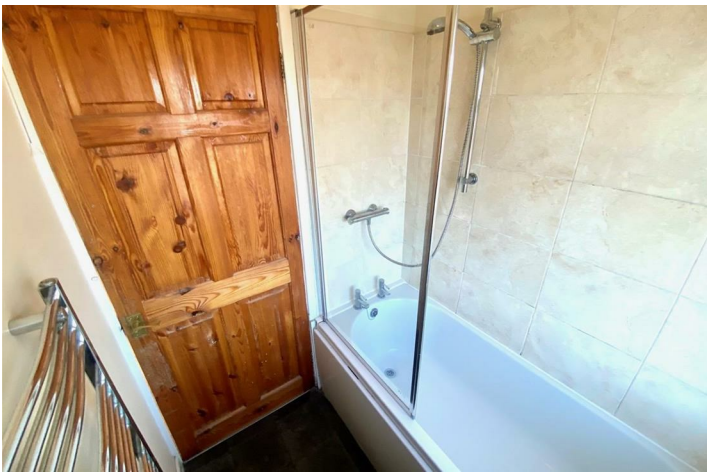
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially 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 PROPERTIES 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



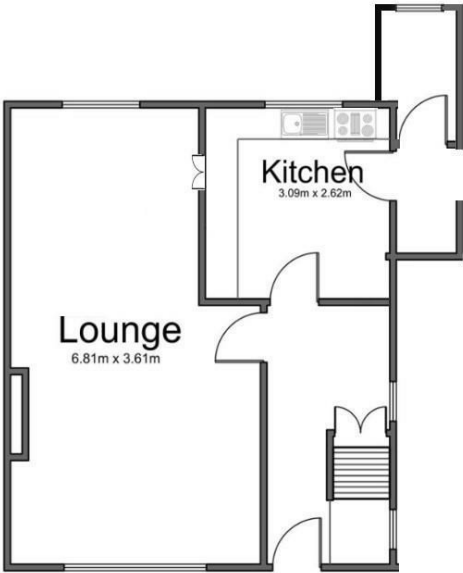
Hybrid Map



Terrain Map



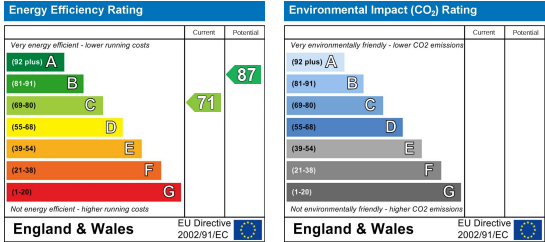
Floor Plan



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.