



## 10 The Sycamores, Wakefield Road

Lightcliffe, Halifax, HX3 8UH

**Offers Over £500,000**

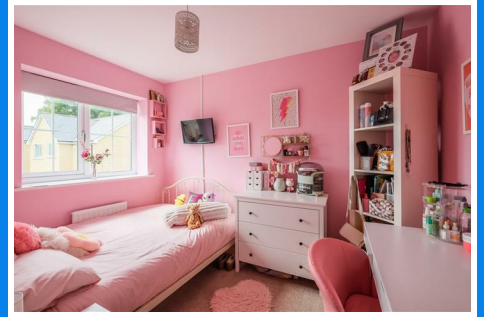




# 10 The Sycamores, Wakefield Road

Lightcliffe, Halifax, HX3 8UH

**Offers Over £500,000**



Welcome to this charming 4-bedroom detached home located on The Sycamores, Wakefield Road in the picturesque village of Lightcliffe, Halifax. This property is perfect for those looking for a spacious and well-presented family home.

As you step inside, you'll be greeted by a warm and inviting atmosphere, ideal for creating lasting memories with your loved ones. The spacious layout offers plenty of room for a growing family, ensuring everyone has their own space to relax and unwind.

One of the highlights of this property is the beautifully landscaped garden, where you can enjoy the tranquillity of the outdoors and take in the great views over the surrounding fields. Whether you're hosting a summer barbecue or simply enjoying a quiet morning coffee, this garden provides the perfect setting for outdoor living.

Located in a desirable area, this home offers a peaceful retreat while still being within easy reach of local amenities and schools.

Overall, this well-maintained property on Wakefield Road is a rare find and offers a wonderful opportunity to create your own haven in the heart of Halifax. Don't miss out on the chance to make this house your home!

## Entrance Hallway

Leading in from the front of the home and providing access to the living room, study and kitchen diner. With laminate flooring and a light neutral colour scheme providing a welcoming environment.

## Living Room

Overlooking the front of the home with a bay window allowing plenty of natural light, a light and neutral colour scheme with a feature wall providing the focal point.

## Kitchen Diner

An open kitchen diner with bi-folding doors opening onto the garden. Integrated fridge freezer and dishwasher. double ovens and induction hob. With cream floor and wall units with wooden worktops and laminate flooring. A stunning space in which to relax and entertain.

## Study

Overlooking the front of the home, a useful study with a bay window overlooking the front of the home.

## W/C

With sink and w/c.

## Utility Room

Accessed off the kitchen with a sink, worksurface space and room for a washer and drier.

## Bedroom One

A large double master bedroom with access to the en-suite

## En-Suite

With sink, shower, w/c and heated towel rail.

## Bedroom Two

A double bedroom overlooking the rear of the home with a light green colour scheme.

## Bedroom Three

A double bedroom to the front of the home with a pink colour scheme.

## Bedroom Four

A double bedroom to the rear of the home overlooking the garden and fields beyond with a light and neutral colour scheme.

## Bathroom

A tiled bathroom suite with sink, w/c bath tub and over bath shower.

## Garage

With electrical car charging point, ideal for parking and storage space.

## Directions

For Satnav please use the postcode HX3 8UH

## Viewings

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

## 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 PETER DAVID 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



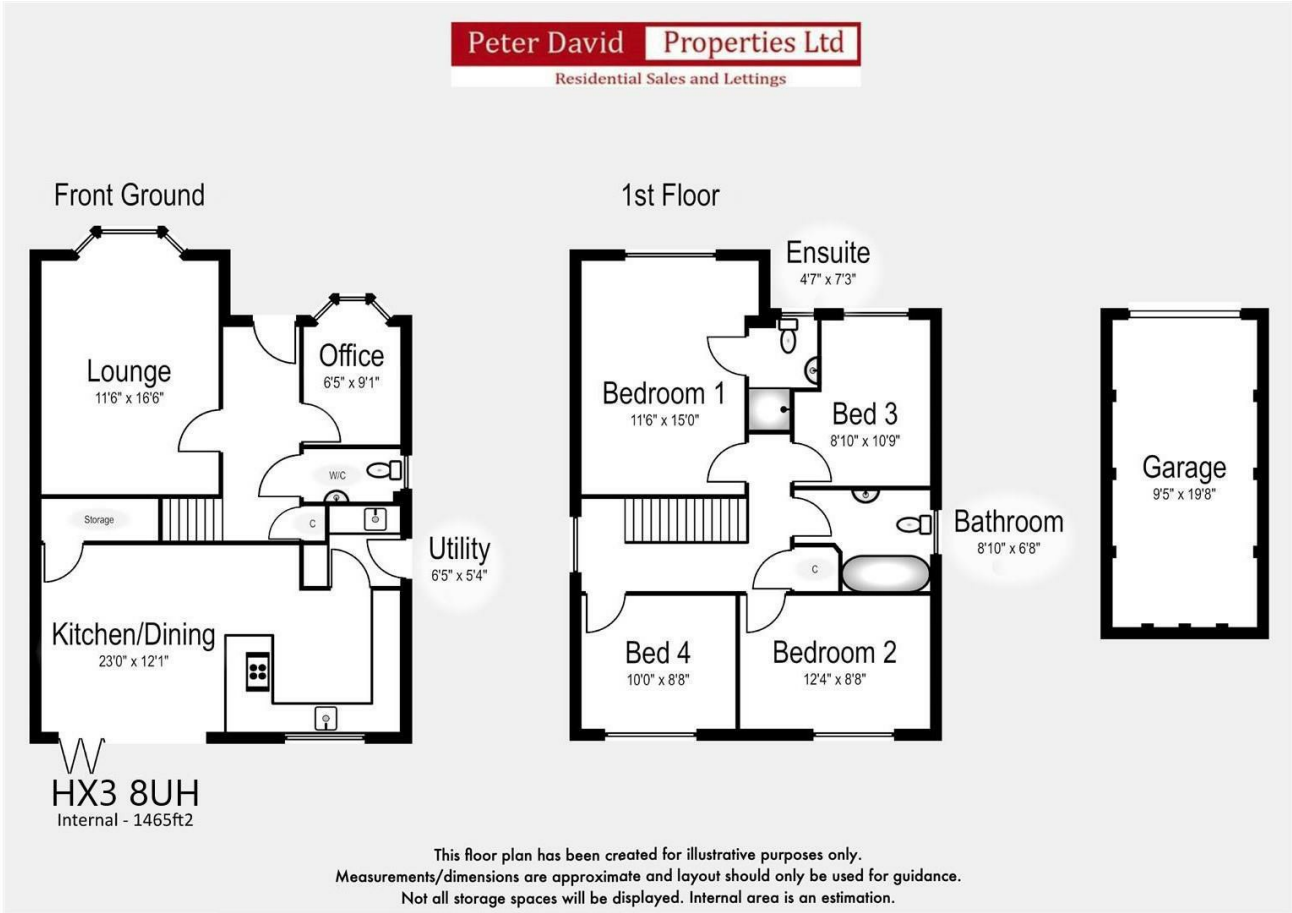
Hybrid Map



Terrain Map



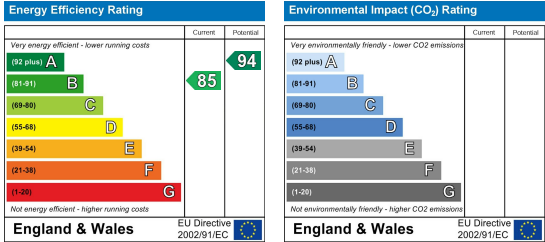
Floor Plan



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



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