



13 Newton Close, Lightcliffe, Halifax, HX3 8FP

Offers Over £350,000

A delightful four-bedroom semi-detached family home situated in the popular Saint Matthews development in Lightcliffe. This stunning property is offered to the market in excellent decorative order and offers well-proportioned living accommodations spread over three floors.

Entrance Hall
Having doors into the downstairs toilet, kitchen, lounge dining room and stairs to the first floor.

Kitchen
A fully fitted kitchen with wall and base units with work surfaces. There are built-in appliances and a bay window to the front.

Living room/Dining room
A spacious room with space for sofas and a family dining table and chairs. A log-burning stove and patio doors lead into the rear garden.

Landing
Doors into the bedroom and the house bathroom.

Bedroom
Double room with space for a double bed and freestanding furniture.

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Single room which can be used as an office or a bedroom with space for a single bed and freestanding furniture.

Bathroom
Fitted bathroom with low level flush WC and pedestal wash basin.

Second floor

Main bedroom
A double-sized room with space for a queen-sized bed and freestanding furniture. There is a door leading to an ensuite shower room.

Ensuite shower room
Low-level flush WC, pedestal wash basin and shower cubicle with a thermostat-controlled mixer shower.

Outside
To the side of the property, there is a driveway with off-street parking leading to a garage. The garage has full power and lighting. To the rear of the property, there is a landscape garden which is fantastic for families and entertaining in the summer months.

Agent Note
The information provided on this property does not constitute or form part of an offer or contract, nor may it be regarded as representation. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures & fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale, and their accuracy cannot be confirmed. Reference to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

Directions

Viewings

Viewings by arrangement only. Call 01422 756001 to make an appointment.

Council Tax Band

A

EPC Rating:

B

